



*Pippins, Andrew Lane, Ashley, BH25 5QD*

£440,000

**Mitchells**  
1963 — TODAY



*Pippins  
Andrew Lane  
Ashley  
New Milton  
Hampshire  
BH25 5QD*

A stylish and contemporary four bedroom detached family home set over three floors, benefitting from a good sized south-facing garden to the rear. The property was constructed in 2008 and features include a good sized modern kitchen, a fantastic sitting/dining room with casement doors opening onto the rear garden, a bathroom, a separate shower room, and off road parking. An internal viewing is strongly recommended to fully appreciate the size and layout of the property.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Utility Room
- Four Bedrooms
- Bathroom
- Shower Room
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door.

Sitting/dining room with attractive timber effect flooring, casement doors to the outside, a Clearview wood burning stove with a stone hearth, and a south-facing outlook over the rear garden.

Good sized kitchen/utility room with an extensive range of modern timber-effect wall and base units with a contrasting worktop, two sink units with mixer taps over, and an integrated double electric oven, four burner gas hob, extractor, and dishwasher. There is space for a washing machine and tumble dryer, along with a wall mounted gas fired boiler, part tiled walls, recessed ceiling spotlights, and tiled flooring.

Four good sized bedrooms.

Shower room fitted with a white suite comprising a corner shower cubicle, a wash basin, a WC, recessed ceiling spotlights, and an extractor fan.

Bathroom fitted with a modern white suite comprising a panelled bath with mixer tap over, a wash basin, a WC, part tiled walls, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.





## *Gardens & Grounds*

The property sits on a good sized plot with the front garden laid mainly to shingle, providing off road parking.

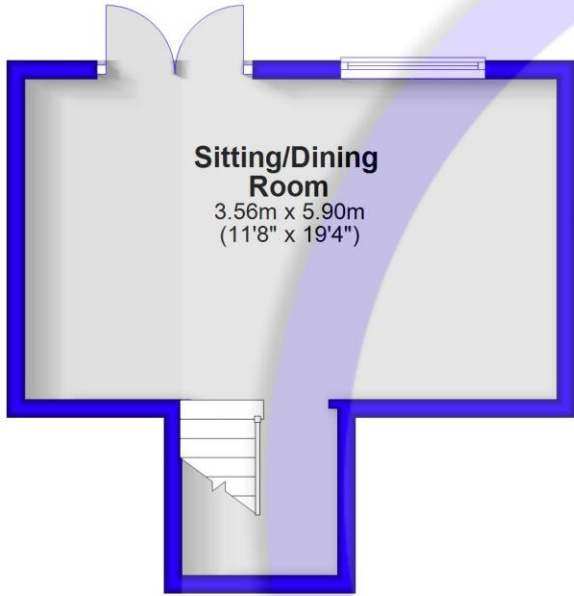
The rear garden is a particular feature of the property, with an area of paved patio leading to a good sized shaped lawn with flower and shrub borders, twin timber garden sheds, and a sunny southerly aspect.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating C

### Lower Ground Floor

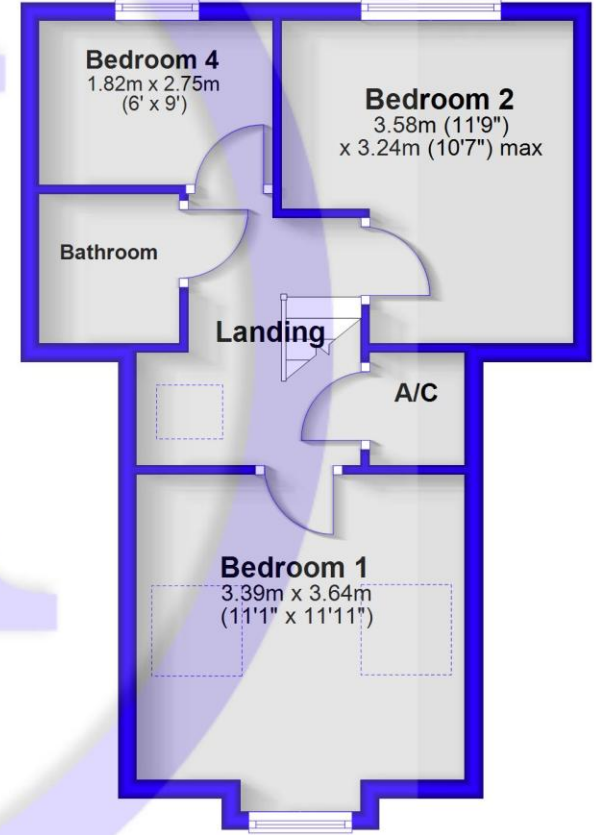
Approx. 24.4 sq. metres (262.3 sq. feet)



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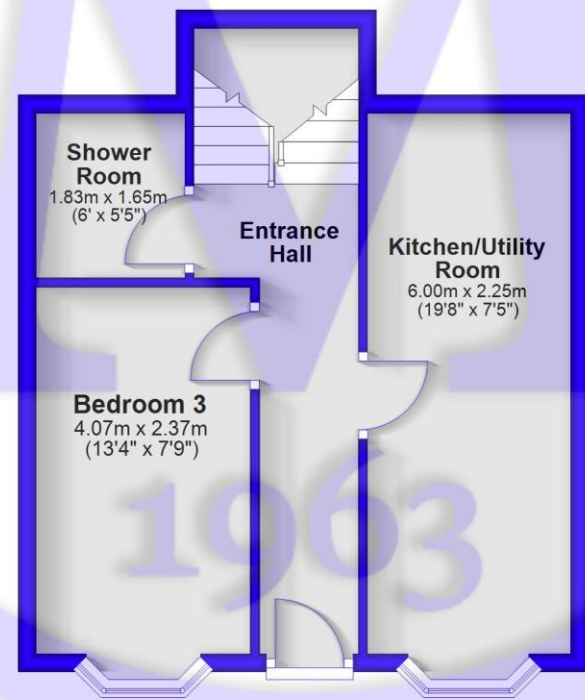
### First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



### Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



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Total area: approx. 101.5 sq. metres (1092.3 sq. feet)

## Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated 'Good' Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area's charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.

## Directions

From Mitchells, proceed across the traffic lights into Ashley Road. Continue through the next set of lights, and upon reaching the traffic lights at the centre of Ashley, turn right into Lower Ashley Road. Take the second turning on the right, Andrew Lane, bear round to the left, and the property will be found on the left hand side.





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