

72 Lower Ashley Road, Ashley, BH25 5QG

£545,950

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72 Lower Ashley Road
Ashley
New Milton
Hampshire
BH25 5QG

This beautifully presented four double bedroom chalet bungalow is situated in a convenient location, just a short walk from the local schools and shops. The property offers bright and modern accommodation, with features including a modern kitchen and bathroom, a bright double aspect sitting/dining room, three ground floor double bedrooms, a ground floor bathroom, a first floor double bedroom with an en-suite, a secluded garden, and a garage.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Three Ground Floor Double Bedrooms
- Ground Floor Family Bathroom
- First Floor Landing
- First Floor Double Bedroom
- First Floor En-Suite
- Driveway & Garage
- Private & Secluded Garden





The Property

Entrance hall with timber effect flooring, an understairs storage cupboard, a cupboard housing the electrical consumer unit, and stairs to the first floor landing.

The sitting/dining room is a particular feature of the property, with a bright double aspect, bi-fold doors opening onto the rear garden, a working wood burning stove, and an oak mantel.

This opens through to the kitchen, which has a fantastic range of modern shaker style wall and base units, a contrasting quartz worktop, a hatch to the loft space, a tiled splashback, a five burner gas hob with an extractor fan over, space and plumbing for an American style fridge/freezer, and a pedestrian door leading out to the rear garden. Integrated appliances include a dishwasher, a washing machine, an eye level double oven, and a wine cooler.

The family bathroom has been beautifully finished with a modern suite comprising a panelled bath with a mixer tap and handheld shower attachments, a WC, a pedestal wash hand basin, a corner shower cubicle with thermostatic shower attachments and a sliding glass shower door, and a chrome heated towel rail.

Three ground floor double bedrooms, with bedrooms two and three enjoying a bright double aspect. The ground floor master bedroom also benefits from built-in storage and a wall mounted TV aerial point.

Spacious first floor double bedroom with an eaves storage cupboard, a bright double aspect, and its own en-suite shower room.

The en-suite comprises a pedestal wash hand basin with a mixer tap over, a WC, a walk-in shower with folding glass shower doors and thermostatic shower attachments, a chrome heated towel rail, and an eaves storage cupboard.

















Gardens & Grounds

To the front of the property is a generous area of lawn with mature planting and a stone path leading to the front door.

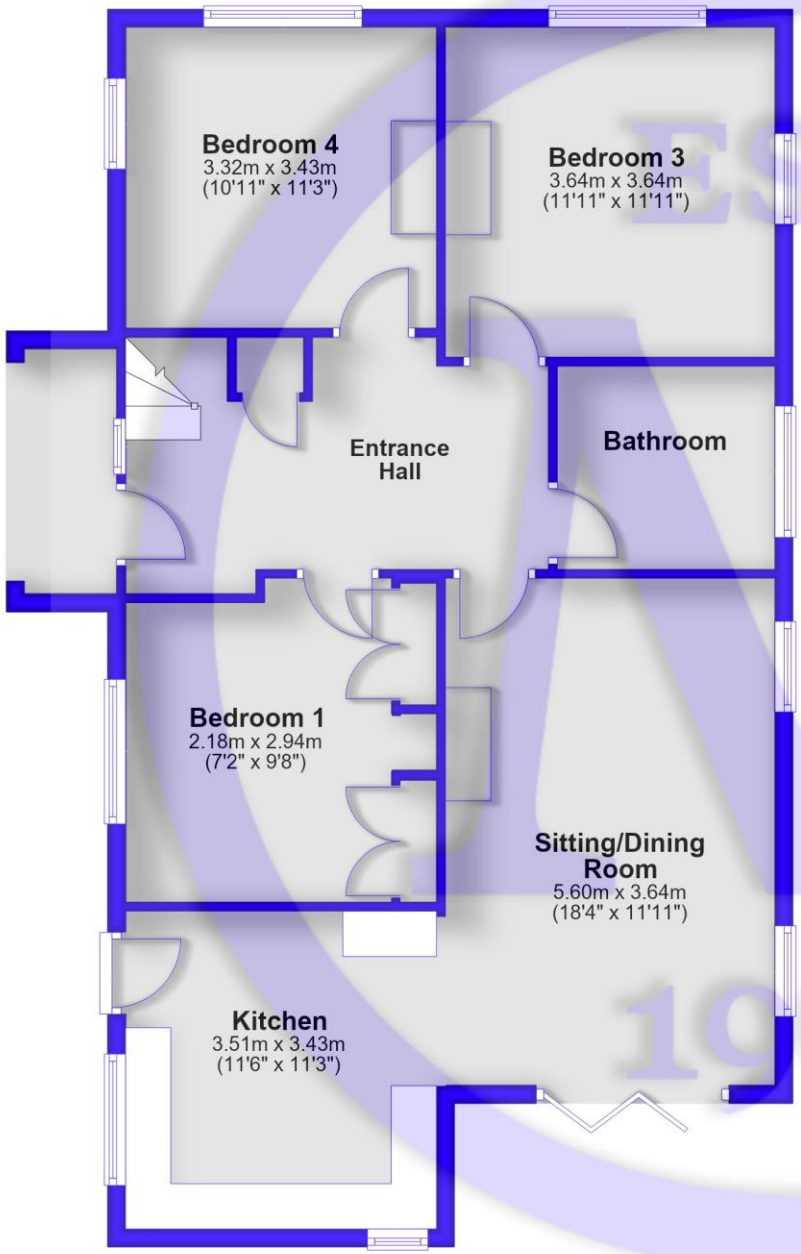
The rear garden is split into two areas, with a large patio area accessed via the bi-fold doors and a large area of artificial grass, with a gate leading to the gravel driveway and garage.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: To be confirmed

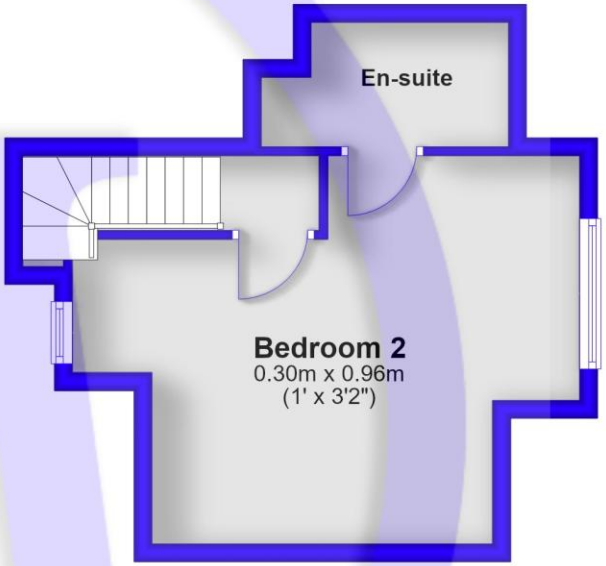
Ground Floor

Approx. 92.2 sq. metres (992.5 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



Total area: approx. 117.4 sq. metres (1263.6 sq. feet)

Situation

Ashley is a well-established village on the eastern edge of New Milton, offering a peaceful setting with a strong sense of community.

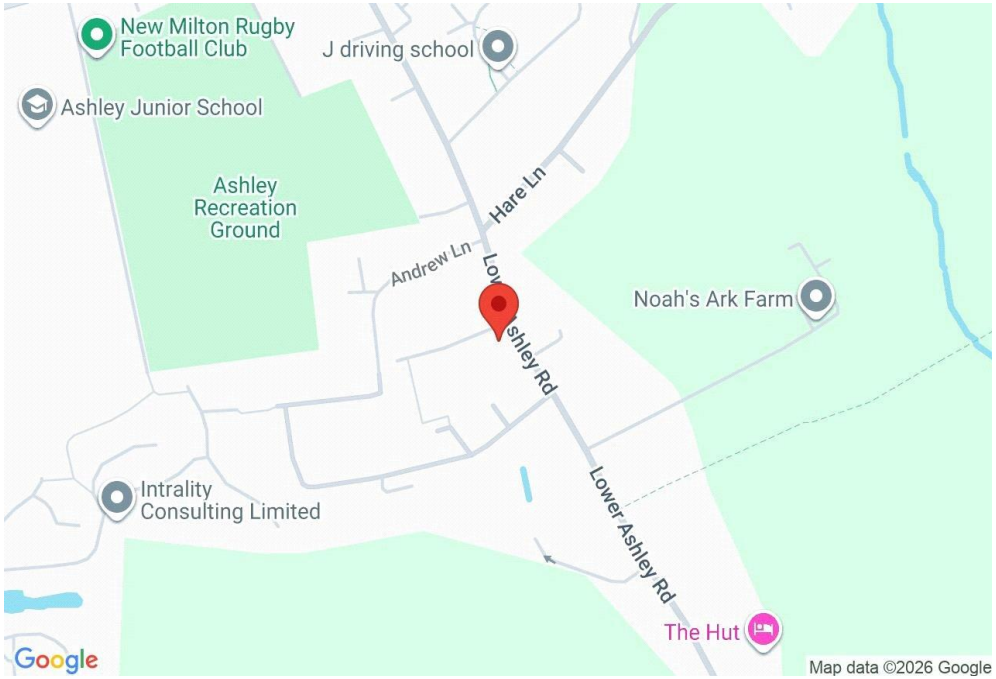
The village has a range of everyday amenities, including well-regarded infant and junior schools, a local supermarket and an active rugby club.

The New Forest National Park is just a short distance away, providing miles of open countryside to explore, while nearby New Milton offers a mainline railway station with direct services to London Waterloo.

The beaches at Barton on Sea, along with its clifftop walks and golf course, are also within easy reach.

Combining a village atmosphere with excellent access to the coast and surrounding countryside, Ashley is a popular choice for families, professionals and retirees alike.







Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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