



*28 Yew Lane, Ashley, BH25 5BA*

*£375,000*

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*28 Yew Lane  
Ashley  
New Milton  
Hampshire  
BH25 5BA*

A beautifully presented three bedroom house situated in a quiet cul-de-sac, just a short walk from the local amenities. The property has been thoughtfully modernised by the current owners and offers a large sitting room, a kitchen/dining room, a conservatory, a ground floor WC, three good sized bedrooms, a modern family bathroom, a private rear garden, a garage, and off road parking.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Ground Floor WC
- Three Bedrooms
- Modern Family Shower Room
- Private Rear Garden
- Off Road Parking
- Garage



# The Property

Entrance porch with a useful storage cupboard.

Ground floor WC with UPVC double glazed windows and part tiled walls.

The large sitting room is an excellent space with timber effect flooring and a feature bay window that allows plenty of natural light.

Kitchen/dining room with continued timber effect flooring, stairs leading to the first floor landing, a door to the rear garden, and another to the conservatory. The kitchen area has tiled flooring and a generous range of shaker style wall and base units with a contrasting worktop. It includes a one and a half bowl sink unit with mixer tap and drainer, a four burner gas hob with an extractor fan above, an under counter oven, space for an American style fridge/freezer and space with plumbing a washing machine, and a dishwasher.

The conservatory benefits from UPVC double glazed windows, a polycarbonate roof, and double casement doors opening onto the rear garden.

First floor landing with a useful airing cupboard housing the gas fired central heating boiler.

Three good sized bedrooms, with bedroom one and two benefiting from built-in wardrobes.

Family bathroom with timber effect flooring, an extractor fan, UPVC double glazed window, and a modern suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, wall hung storage, a ladder style heated towel rail, and a P-shaped bath with a mixer tap, glass shower screen, and waterfall shower head.





## *Gardens & Grounds*

To the front of the property is a well landscaped garden area with a shingled section and a paved pathway leading to the front door, alongside raised beds filled with mature shrubs and colourful flowers.

The rear garden is particularly private, featuring a large textured paved patio, an area of shingle, and closeboard timber fencing around the boundary with mature shrubs. A gate provides access to the nearby garage. At the back of the garden is a large timber workshop, which benefits from power and lighting.

## *Services*

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

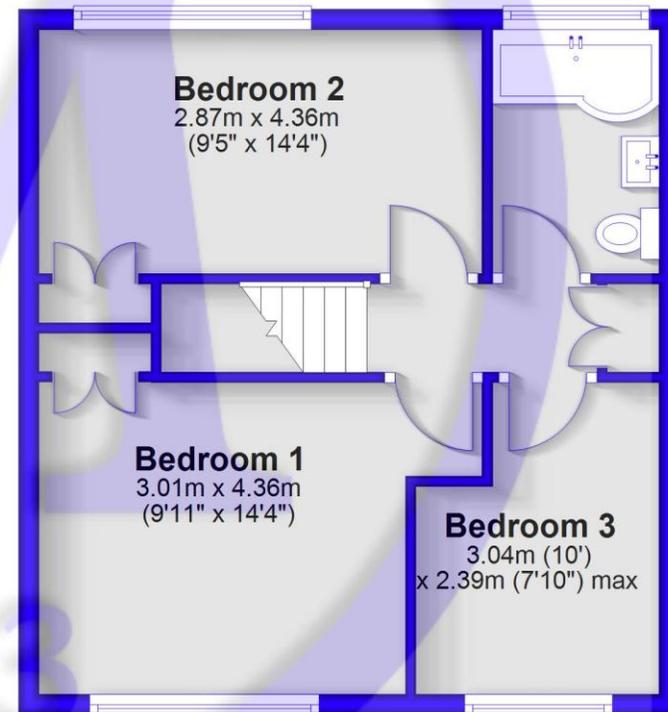
## Ground Floor

Approx. 53.1 sq. metres (572.1 sq. feet)



## First Floor

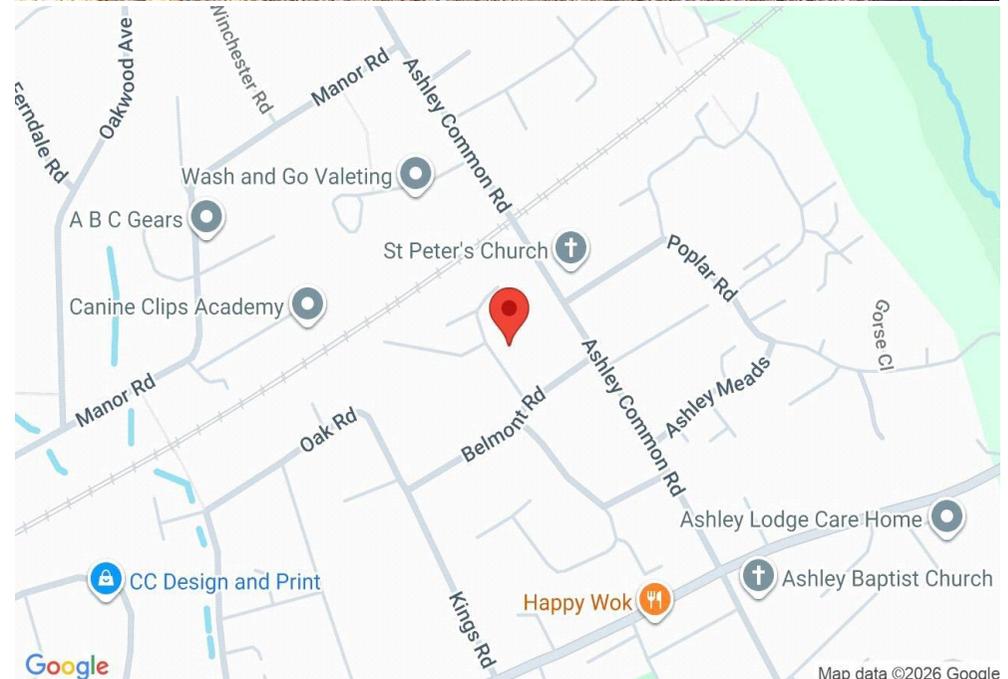
Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 92.9 sq. metres (1000.1 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.





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