



*3, Cull Lane, Ashley, New Milton, BH25 5QQ*

*£450,000*

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3 Cull Lane  
Ashley  
New Milton  
Hampshire  
BH25 5QQ

This lovely two double bedroom detached bungalow is situated on this highly sought after road, within walking distance of the local shops and bus route. The property offers bright and spacious accommodation with features including a large entrance hall, a sitting room, a separate dining room, a modern conservatory, and a secluded plot.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Two Double Bedrooms
- Shower Room
- Driveway
- Garage
- Secluded Garden



## The Property

Entrance hall with Hive central heating thermostat, radiator, two storage cupboards, hatch to the loft space, and telephone point.

The sitting room is situated at the front of the property with a bright double aspect, TV aerial point, and a working open fire with a timber surround and marble hearth. An archway leads through to the dining room.

The dining room is situated at the rear of the property, with ample space for furniture and sliding patio doors leading into the conservatory.

The generous conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows, UPVC double glazed doors, a polycarbonate roof, and a double radiator.

The kitchen is fitted with a range of timber effect wall and base units, a contrasting marble effect worktop, tiled flooring, and part tiled walls. Integrated appliances include an eye level double oven, a four burner electric hob with an extractor fan over, a one and a half-bowl sink with mixer tap, and space and plumbing for a dishwasher and a tall stand up fridge/freezer.

The family shower room features tiled flooring, fully tiled walls, and a suite comprising a WC, walk-in corner shower cubicle with sliding glass doors and Mira shower attachments, wash hand basin with mixer tap and storage beneath, wall mounted mirror with built-in light and shaver point, and a tall chrome heated towel rail.

The property benefits from two double bedrooms, with the master being particularly spacious, with a bright double aspect and ample space for wardrobes.





## Gardens & Grounds

To the front of the property is a shingle driveway providing off road parking for two to three vehicles, as well as access to the single garage, with an up and over door, power, and lighting. The remainder of the front garden has been laid to mature borders, and high level hedging and shrubs, making it extremely private and secluded.

The rear garden is a particular feature of this property, boasting a bright south-westerly aspect, two patio areas, a large lawn, a storage shed, and outside lighting, making it a fantastic space for outdoor entertaining.

Outbuilding 16'5" x 8'7" (5.00m x 2.62m). Currently used as a utility room, also suitable as a home office or hobbies room. Comprising a single bowl sink unit with mixer tap, an excellent range of work surfaces with drawers and cupboards below, plus space and plumbing for a washing machine and separate dryer. Three windows provide natural light, and there is a side door for easy access.

A viewing of this property comes highly recommended.



## Services

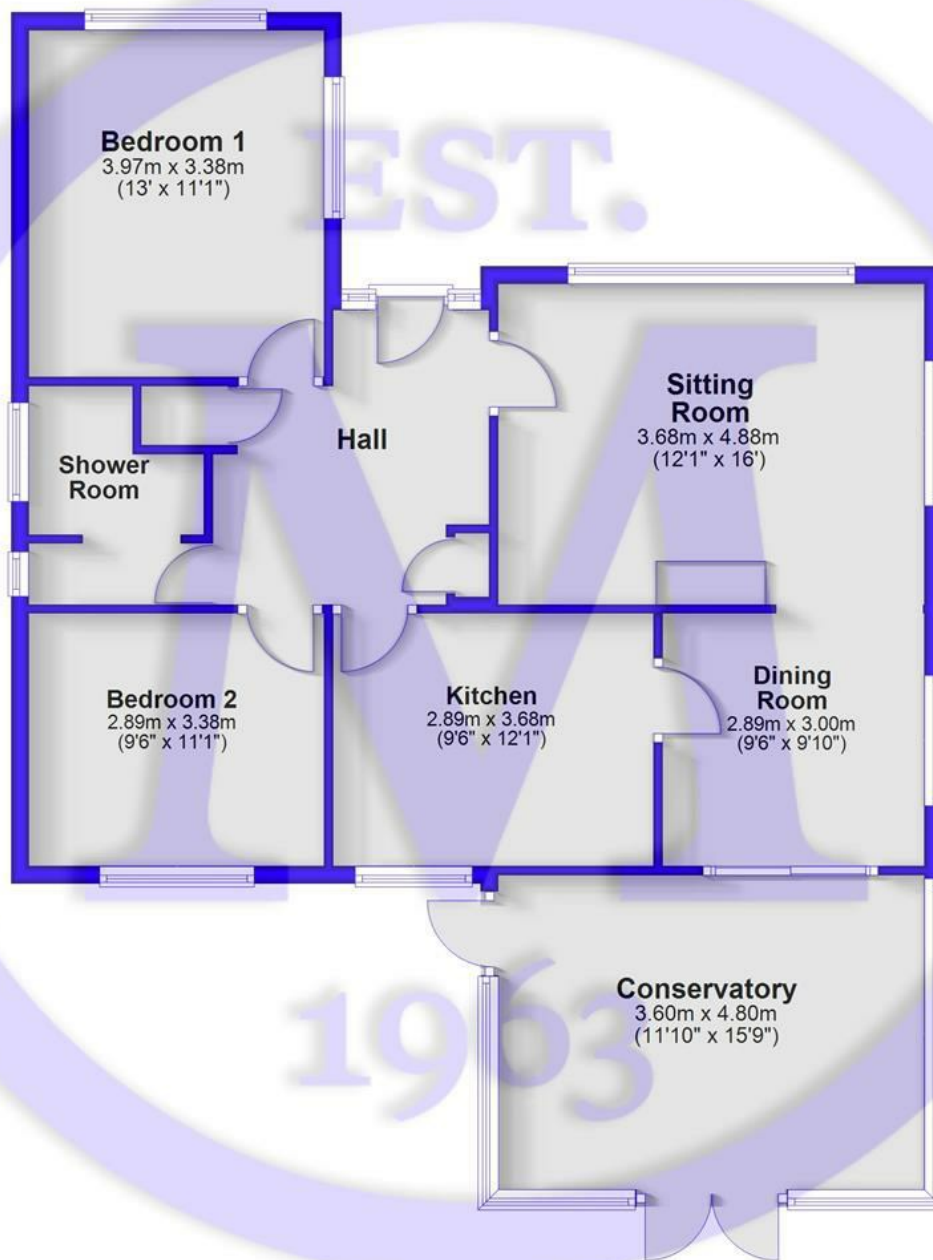
Mains gas, electricity, water and drainage

Council Tax Band:

Energy Performance Certificate (EPC) Rating: D

## Ground Floor

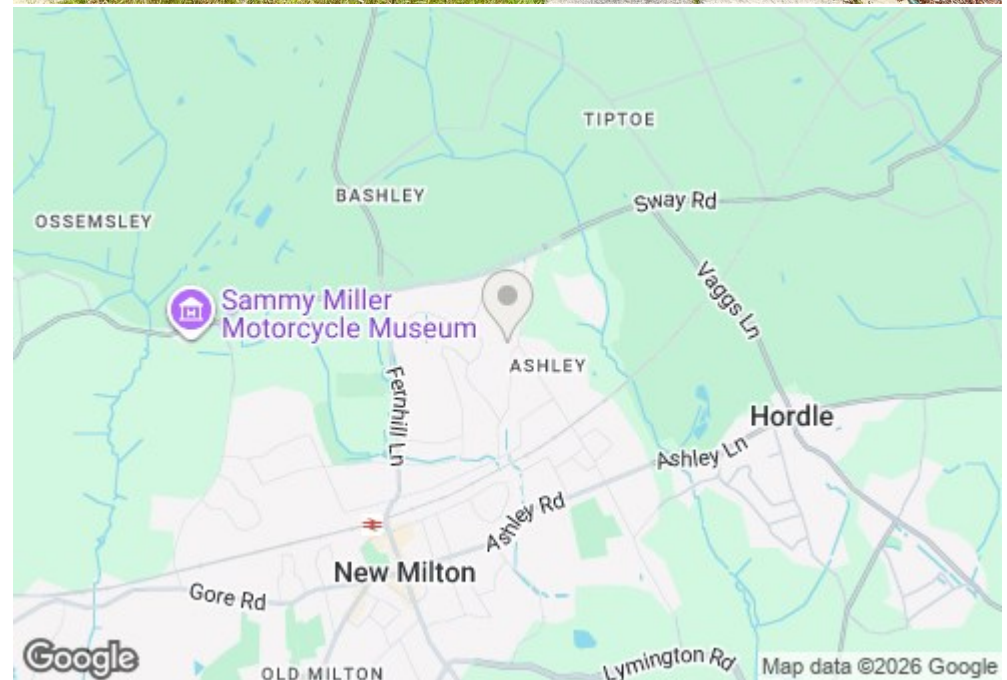
Approx. 95.3 sq. metres (1026.2 sq. feet)



Total area: approx. 95.3 sq. metres (1026.2 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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