



19, Park Road, Ashley, New Milton, BH25 5DR

£450,000

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*Home Close
19 Park Road
Ashley
New Milton
Hampshire
BH25 5DR*

This highly deceptive and characterful three bedroom detached house is situated within walking distance of local shops and schools, offering bright and spacious accommodation with features including two generous reception rooms, a spacious kitchen, three double bedrooms, and a generous plot.

- Entrance Hall
- Kitchen
- Sitting Room
- Dining Room
- Conservatory
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom
- Driveway
- Garage



The Property

The entrance hall features stairs leading to the first floor landing, a useful understairs storage cupboard, and a radiator.

The kitchen is fitted with a range of white shaker style wall and base units, a contrasting granite effect worktop, tiled splashback, and integrated appliances, including an eye level double oven, a four burner gas hob with an extractor fan above, a stainless steel one and a half-bowl sink with a mixer tap and drainer, a wall mounted Glow Worm boiler, and space and plumbing for a dishwasher, washing machine, and tall freestanding fridge/freezer. This room benefits from a bright double aspect and a UPVC double glazed door leading out to the driveway and rear garden.

The sitting room is situated at the front of the property and features an attractive bay window, a feature fireplace, and an archway leading through to the dining room. The dining room offers ample space for a six seater table and chairs, and double casement doors lead into the conservatory.

The conservatory is constructed with a timber frame and UPVC double glazed windows, double casement doors leading to the patio and rear garden, and a polycarbonate roof. It has power, lighting, and a TV aerial point.

On the first floor landing, there is a UPVC double glazed window and a hatch to the loft space.

The master bedroom is particularly spacious, featuring a large selection of built-in wardrobes and an attractive bay window to the front.

Bedrooms two and three both overlook the rear garden, with bedroom two being a lovely double bedroom that also includes an airing cupboard housing the hot water tank and slatted shelves for storage.

The family bathroom comprises a panel bath with an independent electric shower over, a folding glass screen, a pedestal wash hand basin, WC, and a chrome heated towel rail.



Gardens & Grounds

To the front of the property is a secluded garden, surrounded by high level fencing and hedging, with a pedestrian gate providing access to the front.

To the rear of the property, there is a driveway offering off road parking for two to three vehicles, with access to the single garage featuring an up and over door, power, and lighting. A rear gate provides access to the garden, which includes a block paved patio, high level fencing, and the rest of the garden mainly laid to lawn with mature borders and fruit trees.

The garage is currently converted into a workshop and art room but could easily be reverted back to a garage.



Services

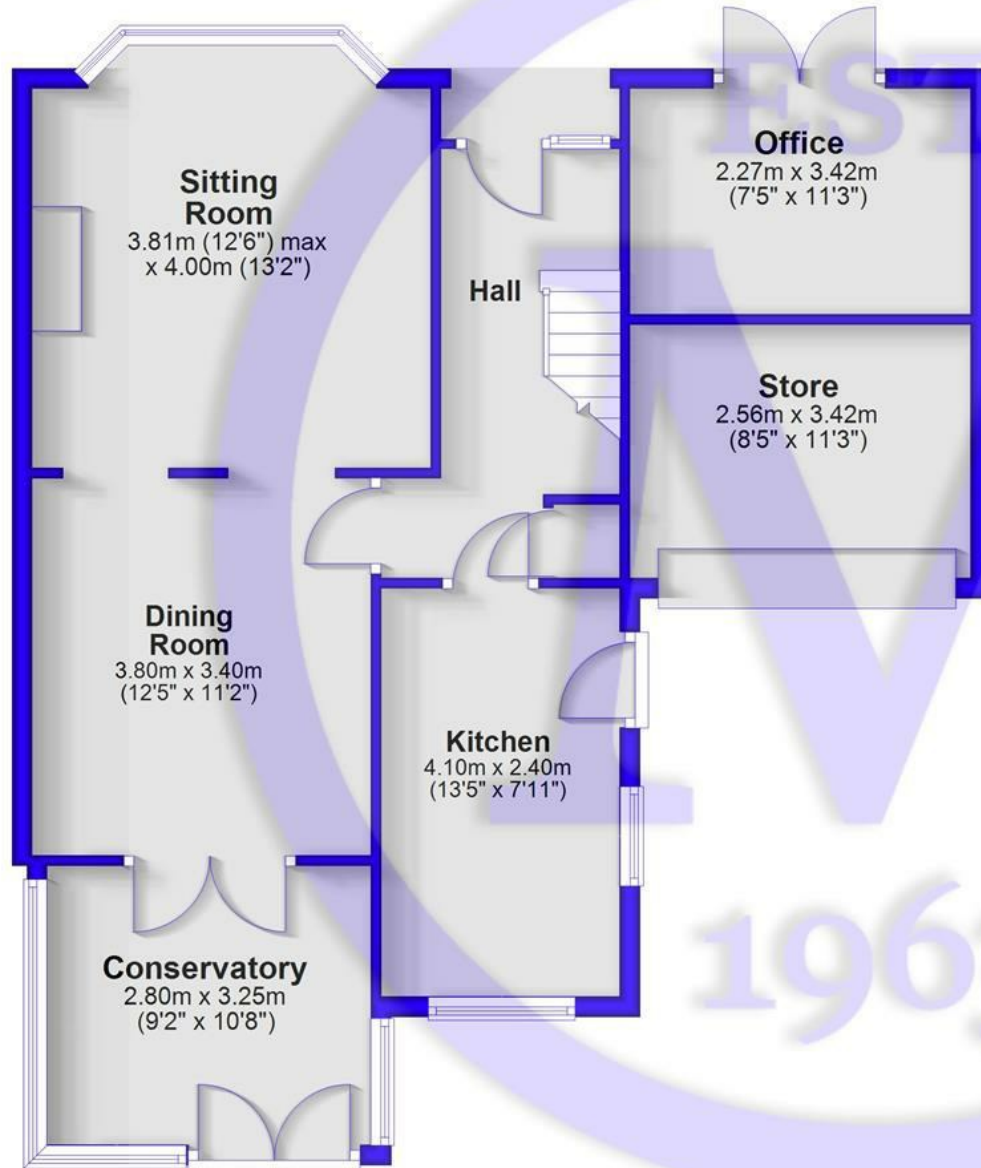
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating:

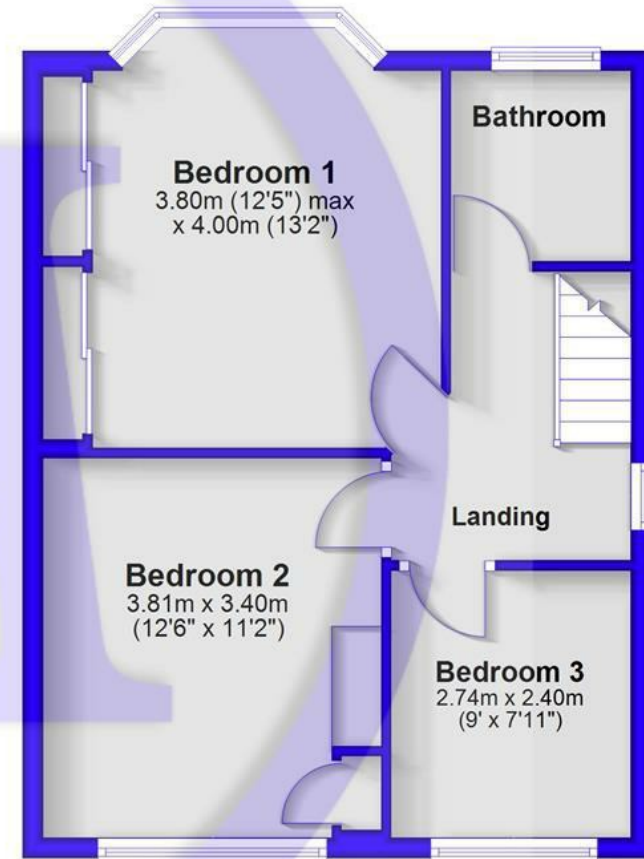
Ground Floor

Approx. 76.3 sq. metres (821.4 sq. feet)



First Floor

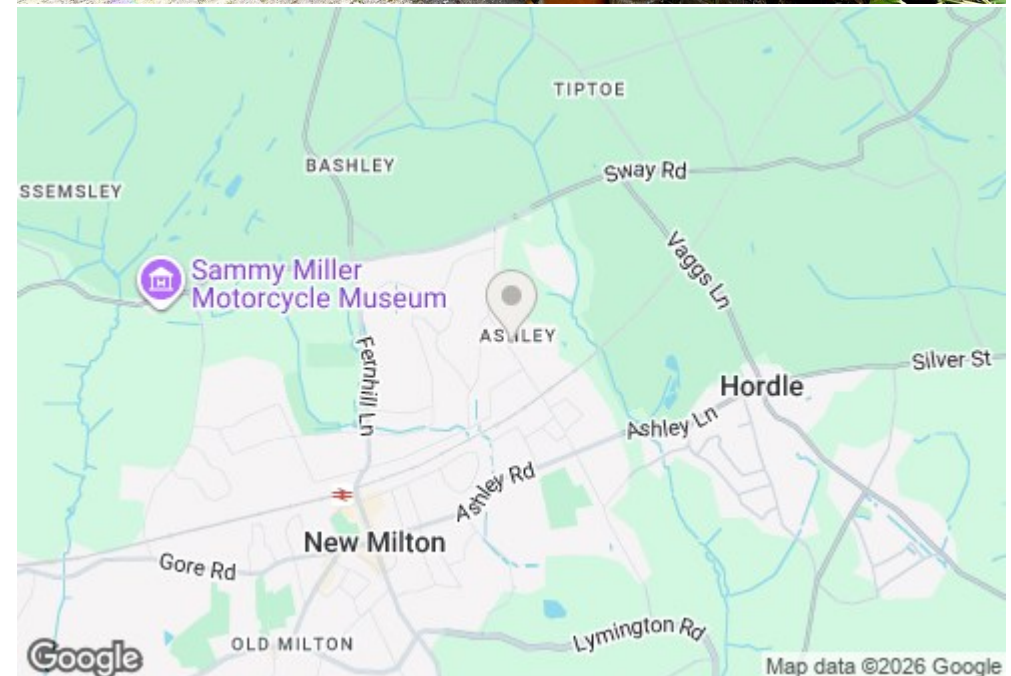
Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 122.4 sq. metres (1317.0 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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