



*7 Ash Tree Close, Ashley, BH25 5QE*

*£289,950*

**Mitchells**  
1963 — TODAY



*7 Ash Tree Close  
Ashley  
New Milton  
Hampshire  
BH25 5QE*

A superbly presented and recently modernised two bedroom mid-terrace house with excellent off road parking, situated on a small, popular development within easy reach of local shops and schools. Other features include a large UPVC double glazed conservatory, a sunny south facing rear garden, a superb modern kitchen, a garage in a nearby block, and off road parking for three vehicles.

- Porch
- Sitting/Dining Room
- Kitchen
- Conservatory
- Landing
- Two Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch with timber effect flooring and a UPVC double glazed front door.

Sitting/dining room with stairs to the first floor, timber effect flooring, an outlook to the front, and understairs storage.

Lovely modern kitchen fitted with a range of grey wall and base units with a contrasting light stone effect worktop, an inset one and a half bowl sink unit with a mixer tap, part tiled walls, recessed ceiling spotlights, timber effect flooring, and space for a tall fridge/freezer and a washing machine. Integrated appliances include an electric oven, a touch control hob, and an extractor fan.

Good sized conservatory with low level cavity brick walls, UPVC double glazed windows, a polycarbonate roof, and twin casement doors to the outside.

First floor landing with a trap to the roof space and a boiler cupboard housing the recently installed Glow Worm gas fired boiler.

Two bedrooms, one with built-in storage.

Modern bathroom fitted with a white suite comprising a panel bath with a mixer tap, shower attachment and independent shower over, a glass shower screen, a wash basin with storage beneath, a WC, part tiled walls, and timber effect flooring.

In good decorative order throughout, and an internal viewing is recommended.





## *Gardens & Grounds*

The front garden is laid mainly to shingle, providing useful off road parking for three vehicles.

Immediately adjoining the conservatory is an area of recently laid patio with a small lawn, raised borders, a timber gate providing rear access, a timber garden shed, and a sunny southerly aspect.

There is a garage in a nearby block with an up and over door.



## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: C
- Energy Performance Rating: C

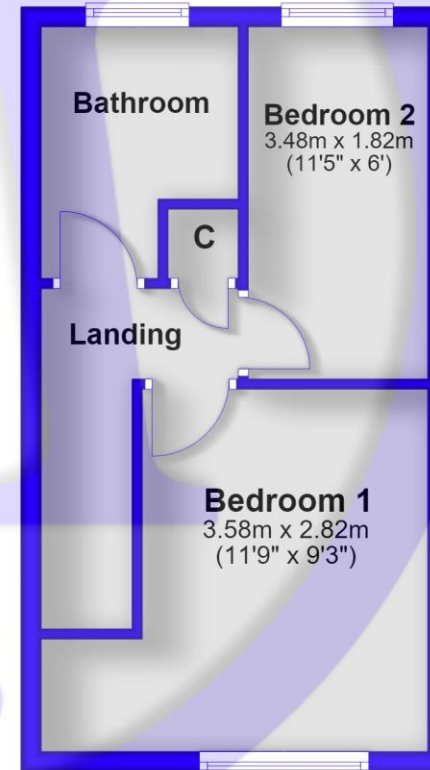
## Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



## First Floor

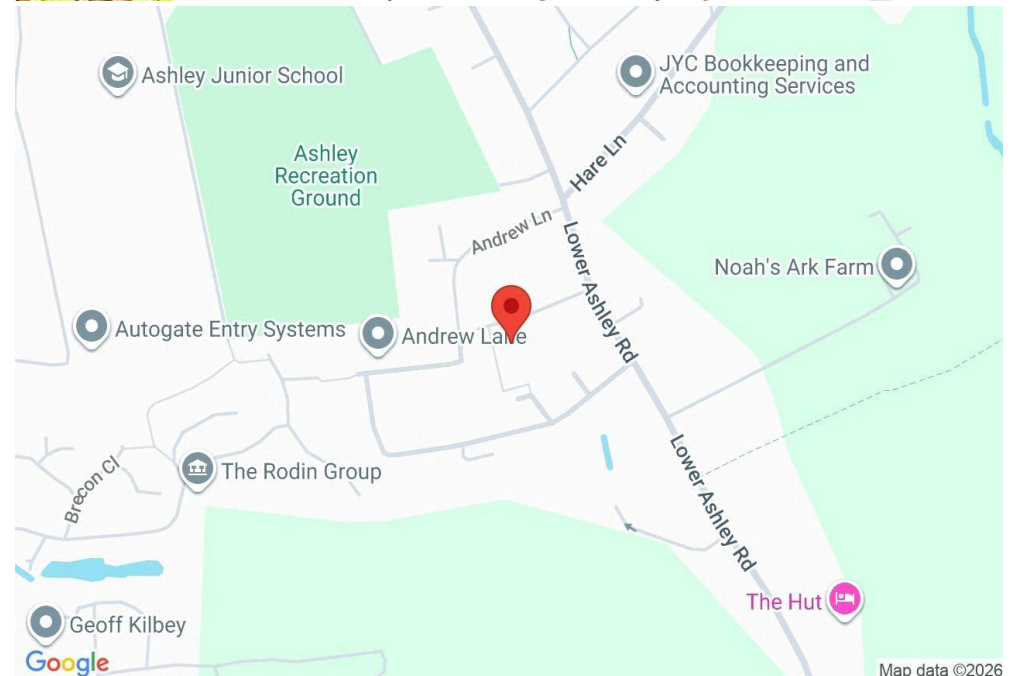
Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 sq. feet)

## Situation

Ashley is a quaint village just east of New Milton's busy market town. It has handy local amenities like 'Good' rated Infant and Junior schools, an active rugby club, and a small supermarket. Plus, it's close to the stunning 92,000-acre New Forest National Park. New Milton's mainline station is nearby for easy London trips, while Barton on Sea's cliff-top beaches and golf course are just a short drive away. With family-friendly facilities and peaceful vibes, Ashley is popular with families and retirees.





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