

*2 Park Road, Ashley, BH25 5DR*

£550,000

# Mitchells

1963 — TODAY



*2 Park Road*
*Ashley*
*New Milton*
*Hampshire*
*BH25 5DR*

A substantial and characterful detached chalet style bungalow offering flexible accommodation, currently laid out as a four bedroom chalet and a one bedroom annexe. The property is situated in a peaceful location, within easy reach of village amenities. An internal viewing is strongly recommended.

- Main Property:
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Ground Floor Bedrooms
- Ground Floor Cloakroom
- En-Suite Bathroom
- Two First Floor Bedrooms
- Off Road Parking
- Private Gardens





# *The Property*

Entrance hall with a characterful hardwood front door and stairs leading to the first floor.

Large sitting/dining room benefiting from a triple aspect, offering a private outlook over the garden, with double glazed sliding doors opening onto the patio.

Kitchen fitted with a range of modern timber wall and base units, a contrasting dark worktop, an inset one and a half bowl sink unit with a mixer tap, two high level double glazed Velux windows providing an abundance of light, and a UPVC double glazed casement door leading to the rear garden. Integrated appliances include a dishwasher, a five burner gas hob, an extractor, and a double oven. There is space for a washing machine, a tumble dryer, and a tall fridge/freezer.

Two ground floor bedrooms, including a lovely master bedroom with a UPVC double glazed bay window and an en-suite bathroom fitted with a white suite comprising a panelled bath with mixer tap and shower attachment, a wash basin, a WC, a bidet, tiled flooring, part tiled walls, recessed ceiling spotlights, and an extractor fan.

Cloakroom fitted with a white suite.

Two first floor bedrooms, both with double glazed Velux windows and access to eaves storage.

Annexe:
Living/bedroom with built-in storage and a feature double-glazed bay window to the front aspect.

Kitchen/breakfast room fitted with a range of modern timber wall and base units, a contrasting dark worktop, an inset one and a half bowl sink unit with mixer tap, tile effect flooring, a private outlook to the rear, recessed ceiling spotlights, ample room for a kitchen table, and a UPVC double glazed door to a useful side lobby with access to both front and rear gardens. Integrated appliances include an electric oven, gas hob, and extractor. There is space for a tall fridge/freezer, washing machine, and tumble dryer.

















## Gardens & Grounds

The property sits on a lovely, mature, and private plot, with the front garden featuring an in/out driveway that provides ample off road parking, bordered by mature, colourful flower and shrub beds.

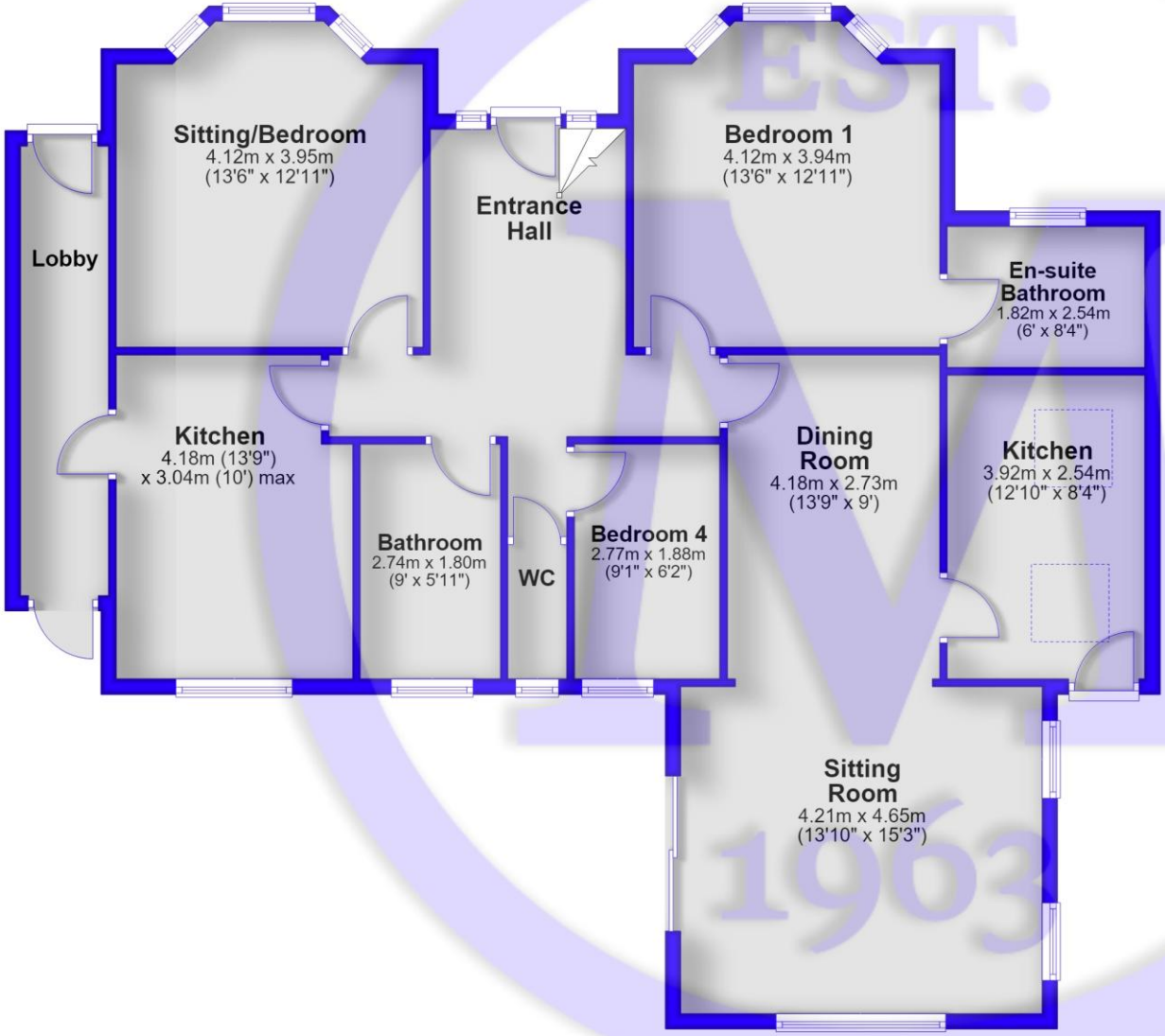
The private rear garden includes two lawn areas with colourful flower and shrub borders, a timber summerhouse, and a large timber garden studio equipped with power and lighting.

## Services

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

## Ground Floor

Approx. 124.5 sq. metres (1340.6 sq. feet)




## First Floor

Approx. 30.4 sq. metres (327.3 sq. feet)

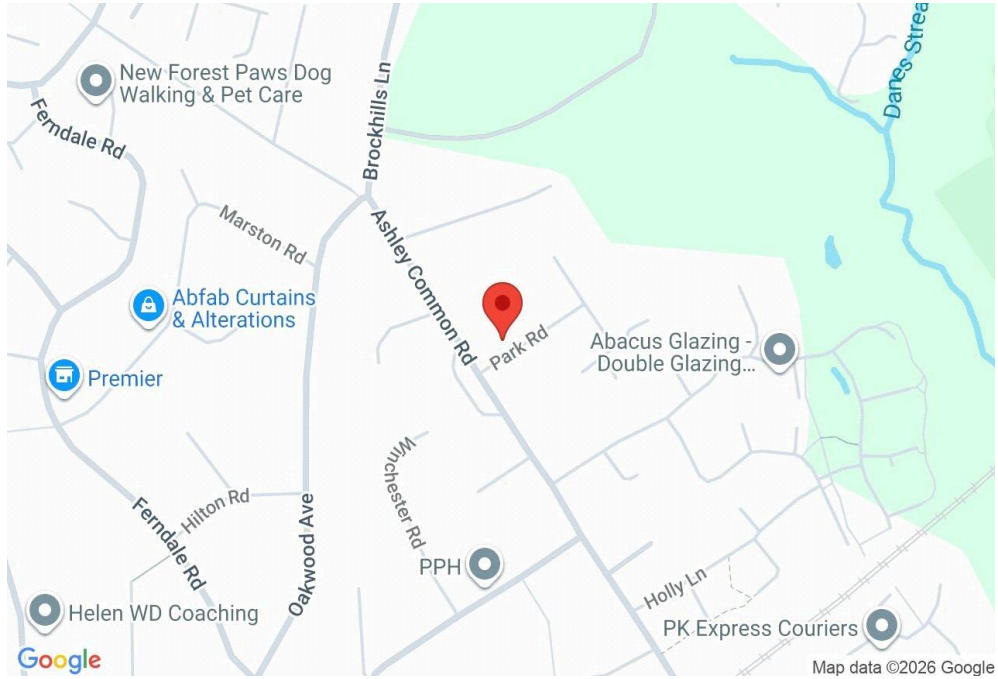



Total area: approx. 155.0 sq. metres (1667.9 sq. feet)

# *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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