



1 New Road | £725,000  
Ashurst, Southampton, Hampshire, SO40 7BR





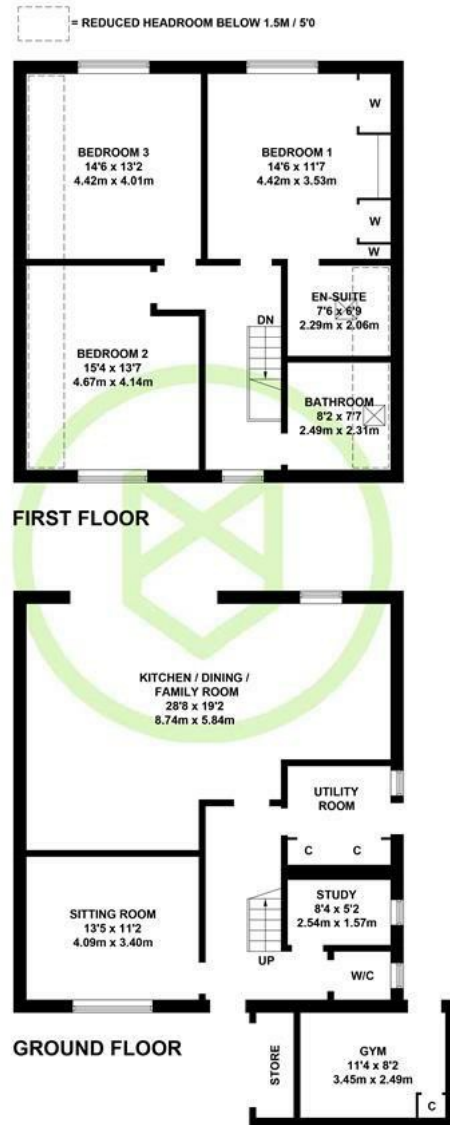
1 New Road  
Ashurst, Southampton, Hampshire, SO40 7BR

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## Summary

This impressive detached residence has been extensively extended and upgraded to a high specification by the current owners to create this spacious eco-friendly home, fitted with solar panels and Philips hue lighting. With under floor heating throughout the ground floor the open plan kitchen and reception area overlooks the low maintenance rear garden via bi-fold doors, enjoying a sunny South Westerly aspect. The stylish kitchen boasts an extensive range of integrated appliances, complemented by a utility room with access to the garden. A separate sitting room, study and cloakroom complete the ground floor space with a gym to the rear of the part converted garage. The three bedrooms are exceptional, with the principal room enjoying fitted wardrobes, dresser and bed side units. The luxury en-suite shower room is complemented by the family bathroom, immaculately finished with quality sanitary ware. Ample off road parking is available on the white stone driveway with the front of the garage used for storage with remote roller door.



**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 1006 SQ FT / 93.5 SQ M**  
**(INCLUDING GYM / STORE)**  
**FIRST FLOOR = 875 SQ FT / 81.3 SQ M**  
**TOTAL = 1881 SQ FT / 174.8 SQ M**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1107281)

## Summary

- Impressive modern family home
- Extended and fully upgraded by the current owners to a high specification
- Three sizeable double bedrooms
- Luxury en-suite shower room, family bathroom and cloakroom
- Spacious open plan living with stylish kitchen
- Separate sitting room and study
- Off road parking, converted garage to store and gym
- Stylish low maintenance garden enjoying a sunny South Westerly aspect
- Solar panel, battery storage and Philips hue lighting
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B

# 1 New Road

## Ashurst, Southampton, Hampshire, SO40 7BR

### Ground Floor

An attractive covered entrance and composite front door opens into the welcoming entrance hall fitted with quality oak effect Karndean flooring with underfloor heating throughout the ground floor. The cloakroom to the right is fitted with a wc with concealed cistern, vanity unit with mounted wash basin set against gloss brick tiles. The study has a range of bespoke storage and shelving with a desk. The sitting room overlooks the front aspect and has wiring in place for a wall mounted tv. From the entrance hall French glazed doors access the impressive 'live-in' kitchen and reception area with ample space for dining and seating, flooded with natural light from the bi-fold doors to the garden. The stylish kitchen offers a comprehensive range of shaker style wall and base units with contrasting Minerva work surfaces, breakfast bar and butlers sink. Integrated appliances include an eye level single oven and combi oven, fridge, freezer, induction hob with extractor over and a wine cooler. The utility room offers plumbing for white goods, sink, worksurface space and extensive storage with access to the garden.

### First Floor

The oak and glass staircase with sensor lighting ascends to the galleried landing with access to the part boarded loft space via a hatch and pull down ladder. All three bedrooms are exceptional double rooms with bedroom one boasting a comprehensive range of built in storage with dresser unit and bedside cabinets. The stylish en-suite comprises a dual head digital shower, vanity unit with mounted wash basin, Victorian style heated towel rail and wc with remotely operated velux. The luxury family bathroom features a roll top free standing bath, wc, heated towel rail, oak topped storage unit with mounted wash bowl. Both the en-suite and family bathroom have under floor heating and light sensors.

### Parking

Ample off road parking is available on the neatly edged white stone driveway.

### Outside

The enclosed and private rear garden enjoys a sunny aspect, creating a beautiful low maintenance outdoor space to relax or entertain. Secure gates either side of the property access the rear of the property with porcelain paving which extends to a spacious seating area overlooking the artificial lawn with timber and white stone edging. A pergola in the far corner is fitted with external lighting. Access is available to the rear of the converted garage which is currently utilised as a gym. The front section with remote roller door provides storage space.

### Location

The popular village of Ashurst is conveniently located within the New Forest National Park just minutes from the open forest with a wealth of amenities available in the village including shops, restaurants, public houses and a train station with direct rail links to London Waterloo. Lyndhurst is within 3 miles with a comprehensive range of amenities available within the neighbouring town of Totton or Southampton City Centre. Easy access is available on to the motorway network providing access to the South Coast and beyond.

### Sellers Position

No onward chain

### Heating

Gas fired central heating - Underfloor to the ground floor.  
Underfloor heating to the en-suite and family bathroom.  
Solar panels and storage battery

### Infants & Junior School

Foxhills Infant & Junior School

### Secondary School

Hounsdown Academy

### Council tax band

Band D - New Forest District Council

### Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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