



34 Wood Road | £650,000
Ashurst, Southampton, Hampshire, SO40 7BD





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Summary

This detached chalet style family home enjoys a corner position within the heart of the desirable New Forest village of Ashurst. Having been tastefully upgraded and reconfigured by the current owner this beautifully presented home now offers bright and airy accommodation with many rooms enjoying a dual aspect with up to four generous double bedrooms with three on the first floor and the fourth bedroom/study on the ground floor. The stylish family bathroom and en-suite shower room are fitted with Art Deco style sanitary ware. The ground floor has an open and social feel with the generous sitting room flowing into the adjoining dining room, family room and kitchen fitted with integrated appliances. The utility room also has a wc and wash basin. Ample parking is available on the block paved driveway for several vehicles with a secure side gate into the private and landscaped rear garden featuring a patio area, pergola and summer house.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1045 SQ FT / 97.1 SQ M
FIRST FLOOR = 722 SQ FT / 67.1 SQ M
OUTBUILDING = 84 SQ FT / 7.8 SQ M
TOTAL = 1851 SQ FT / 172.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1127857)

Summary

- A detached chalet style family home
- Tastefully upgraded and reconfigured by the current owner
- Beautifully presented and versatile accommodation
- Four generous double bedrooms
- Luxury en-suite shower room and family bathroom
- Generous sitting room, dining area and family room
- Open plan kitchen with integrated appliances and utility room
- Ample off road parking
- Enclosed and landscaped rear garden
- Desirable New Forest village location

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

The attractive covered entrance and recessed part glazed composite front door opens into the light and welcoming entrance hall which features the restored original oak flooring which complements the oak staircase and internal doors. A useful cloaks cupboard is situated under the stairs. The generous dual aspect sitting room features a coal effect gas fireplace with ornate surround and hearth. The adjoining dining area creates a social and open feel and flows into the family room overlooking the landscaped rear garden. The stylish open plan kitchen offers a range of oak fronted wall and base units with contrasting quartz worksurfaces and inset sink. Integrated appliances include an eye level double oven, dish washer, fridge, freezer, induction hob with filter over and a filter tap with water purification system. A rear lobby area provides access to the garden and also the utility room with plumbing for white goods as well as a wc and vanity unit with mounted wash basin. The optional fourth bedroom or home office is a generous double room enjoying a dual aspect.

First Floor

The bright and airy landing allows access to the loft space via a hatch and hosts the airing cupboard and separate boiler cupboard. Bedroom one boasts built in wardrobes and enjoys a stylish en-suite shower room with Art Deco style sanitary ware comprising a shower cubicle, wc, wash basin and ornate heated towel rail. Bedrooms two and three and both generous double rooms with built in wardrobes and extensive eaves storage. The family bathroom comprises a panelled bath with dual head shower over, wash basin and dual flush wc.

Parking

The herring bone driveway provides ample parking for several vehicles extending to the left hand side of the property.

Outside

The attractive walled frontage features raised shingle beds punctuated with a variety of colourful shrubs and plants and a neatly edged lawn flanking the driveway. A secure side gate accesses the enclosed and landscaped rear garden with a manicured central lawn with well stocked raised borders brimming with mature plants and shrubs. A porcelain patio area abuts the family room with an additional block paved seating area and pergola overlooked by an insulated summer house with storage shed to the rear.

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

Buying on

Heating

Gas fired central heating

Infants & Junior School

Foxhills Infants & Junior School

Secondary School

Hounslow School

Council Tax

Band E

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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