



2 Wingrove Road | £449,500
Ashurst, Southampton, Hampshire, SO40 7DD





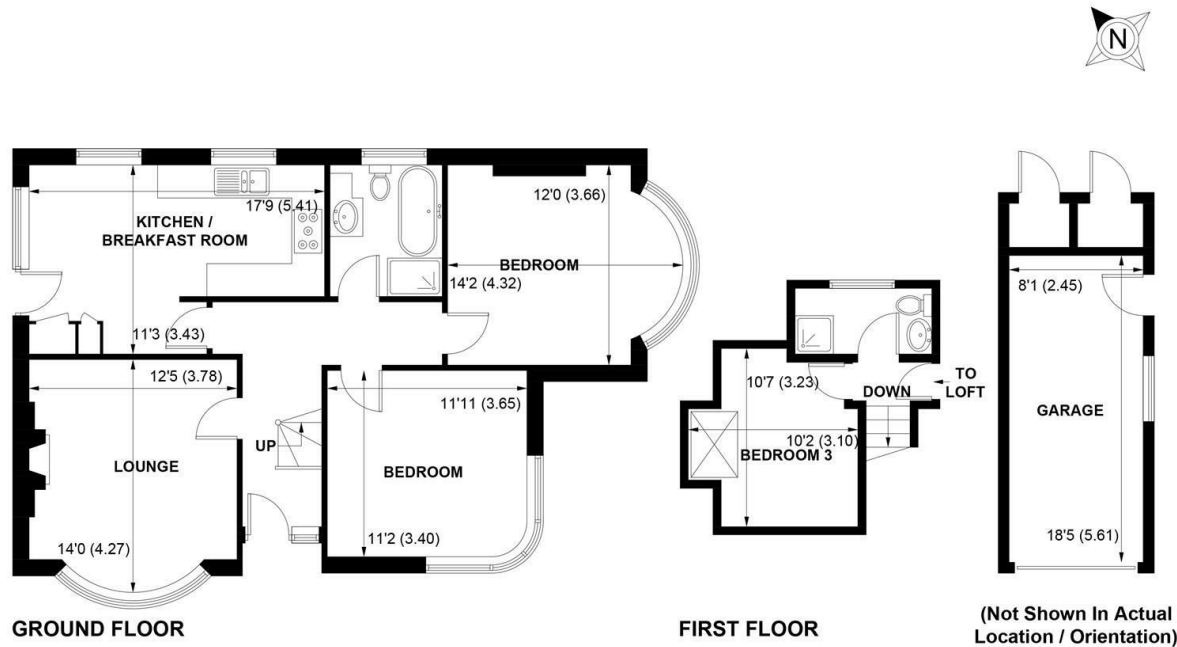
2 Wingrove Road
Ashurst, Southampton, Hampshire, SO40 7DD

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Summary

This charming chalet style detached home is conveniently positioned within the heart of the desirable New Forest village of Ashurst having been tastefully upgraded by the current owners. The beautifully presented accommodation offers three double bedrooms with the third bedroom situated on the first floor. The light and airy sitting room features a curved bay window flooding the room with natural light, complemented by the open plan and kitchen and dining room. The corner position boasts ample parking on the driveway as well as the detached single garage adjacent. A low maintenance paved seating area and artificial lawn provides the perfect space to relax or entertain with an additional private garden area to the side of the garage.



Summary

- A charming and detached chalet style family home
- Quiet cul-de-sac location
- Positioned in the desirable New Forest village of Ashurst
- Three double bedrooms
- Modern family bathroom and separate shower room
- Open plan stylish fitted kitchen and dining area
- Refitted windows & doors in 2023 with internal shutters
- Ample off road parking and detached single garage
- Private and enclosed gardens

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

Steps ascend to the recessed and part glazed front door opening into the welcoming entrance hall which serves all primary rooms and hosts the stairs to the first floor. To the left the sitting room features a curved bay window to the front aspect and a stone ornamental fireplace and tiled hearth as a focal point to the room. The stylish and open plan kitchen dining area provides a social space, ideal for entertaining with fitted storage cupboards and access from the dining area to the private gardens. The modern fitted kitchen offers a range of gloss fronted wall and base units with contrasting oak block worksurfaces, Range style cooker with extractor hood over, wine cooler and plumbing for a washing machine. Bedrooms one and two are both generous double rooms served by the stylish and modernised fully tiled family bathroom which boasts a free standing bath, separate shower, floating vanity unit with mounted wash basin, wc and heated towel rail.

First Floor

The first floor landing serves bedroom three as well as a shower room with wc.

Parking

Off road parking for several vehicles is available on the driveway as well as the detached single garage with rear access in to the garden.

Outside

The attractive walled front garden is predominantly laid to lawn with mature hedgerow boundaries. The enclosed rear garden with secure gated access boasts two areas with a paved seating area which abuts the property, ideal for al fresco dining with a small shaped area of artificial lawn for children to play. The garden extends past the garage to an additional area of lawn which captures the sunny aspect and is screened by mature hedgerows.

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

Has fired central heating

Infants & Junior School

Foxhills Infant & Junior School

Secondary School

Hounsdown Academy

Council Tax

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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