



94 Lyndhurst Road | £475,000
Ashurst, Hampshire, SO40 7AU





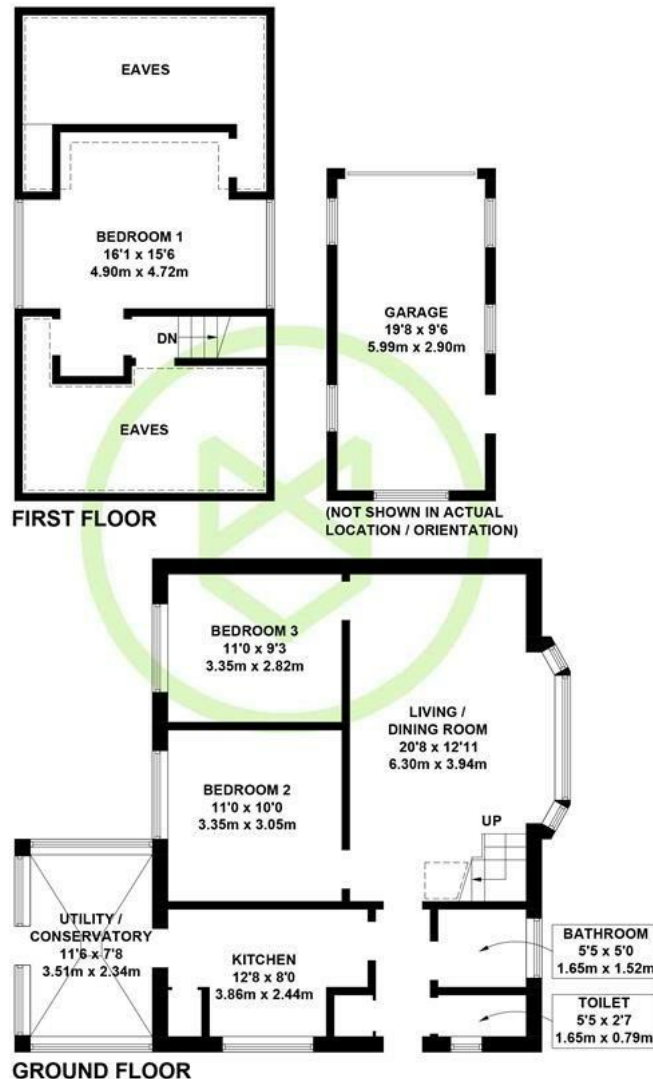
94 Lyndhurst Road
Ashurst, Hampshire, SO40 7AU

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Summary

This charming detached chalet style home is presented to the market for the first time in over 60 years, conveniently positioned in the heart of the New Forest village of Ashurst. Offered with no onward chain and scope to modernise and extend subject to the usual planning restraints, the accommodation offers three double bedrooms, sitting / dining room, kitchen and conservatory. Set back from the road there is off road parking on the driveway extending to a detached single garage. The enclosed and private rear garden provides a well established outdoor space to relax, planted with an abundance of mature trees plants and shrubs creating a pleasant leafy backdrop.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 778 SQ FT / 72.3 SQ M
FIRST FLOOR = 465 SQ FT / 43.2 SQ M
(INCLUDING EAVES)
GARAGE = 184 SQ FT / 17.1 SQ M
TOTAL = 1427 SQ FT / 132.6 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1214659)

Features

- A charming detached chalet style home
- Marketed for the first time in over 60 years
- Scope to modernise and extend (STP)
- Three double bedrooms
- Sitting / dining room and conservatory
- Wonderfully private and well established rear garden
- Off road parking and detached rear garden
- No onward chain
- Central village location

EPC Rating

Energy Efficiency Rating
Current E
Potential C

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Ground floor

The covered side entrance and part glazed front door opens into the entrance hall with a cloakroom and separate bathroom to the right hand side and a shelved airing cupboard to the left. The generous sitting / dining room over looks the front aspect via a large bay window. Two double bedrooms are accessed from the sitting room as well as stairs to the first floor. The kitchen breakfast room offers a range of wall and base units with beech effect worksurface over and an inset sink and drainer. A double oven is included with space for a fridge freezer and additional storage in the larder. The adjoining conservatory provides a useful reception space, houses the gas fired boiler, with plumbing for white goods and accesses the private rear garden.

First floor

From the landing, access is available into the loft space. The double bedroom enjoys a dual aspect and access into the eaves storage.

Parking

Off road parking is available on the driveway which extends to the right hand side of the property to the detached single garage.

Outside

Secure side gates access the wonderfully private and leafy rear garden flanked by a variety of well established hedgerows, shrubs and bushes creating a private outdoor space to relax or entertain. A well tended lawn extends to a culvert which runs through the garden with the rear of the garden punctuated with mature trees.

Location

Ashurst is conveniently positioned within the New Forest National Park, minutes from the open Forest with a wealth of local amenities in the village including shops, restaurants, public houses and a train station with a direct line to London Waterloo. Lyndhurst is just 3 miles away with a comprehensive range of amenities available in the neighbouring town of Totton or commercial centre of Southampton. Access onto the motorway assures Ashurst as a highly convenient location for easy access to the south coast or London.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Foxhills Infant & Junior

Secondary School

Hounsdown School

Council Tax

Band E - 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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