



1 Dene Road | £725,000
Ashurst, Hampshire, SO40 7BL





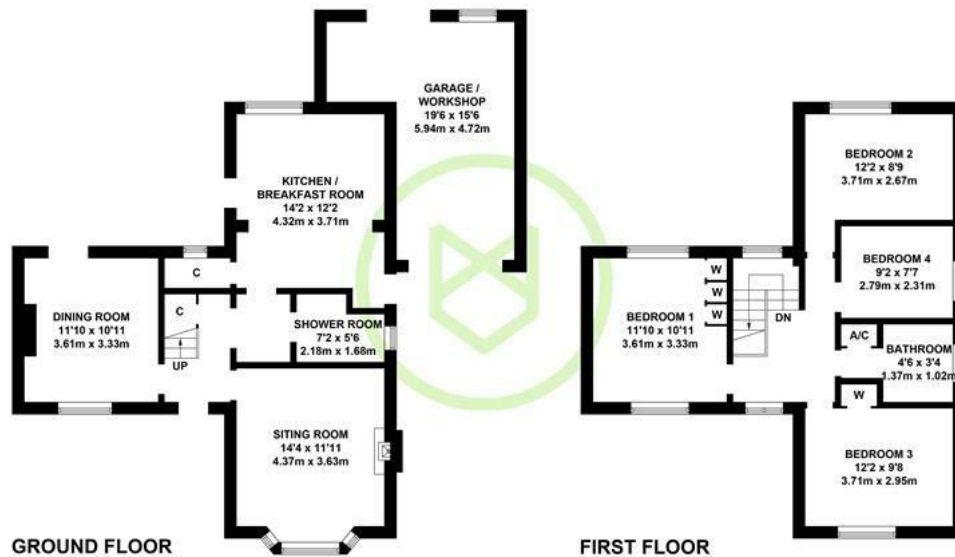
1 Dene Road
Ashurst, Hampshire, SO40 7BL

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Summary

This attractive and traditional family home is offered to the market with no onward chain and is conveniently positioned in the heart of the desirable village of Ashurst. The four generous bedrooms situated on the first floor are served by the family bathroom and an additional shower room on the ground floor. The bright and airy sitting room with bay window and separate dual aspect dining room are complemented by the kitchen/breakfast room with a range of integrated appliances, walk in pantry and access to the driveway and garden. Ample off road parking is available on the gated driveway extending to the large garage and workshop, with space for utilities and access to the rear garden. The mature and well tended gardens are predominantly laid to lawn with a patio seating area ideally situated to capture the afternoon sun.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 867 SQ FT / 80.7 SQ M
FIRST FLOOR = 616 SQ FT / 57.2 SQ M
TOTAL = 1483 SQ FT / 137.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1115054)

Summary

- An attractive detached family residence
- Conveniently situated in the heart of Ashurst
- Four well proportioned bedrooms
- Family bathroom and ground floor shower room
- Separate sitting and dining room
- Fitted kitchen breakfast room with a range of integrated appliances
- Breakfast bar and walk in pantry
- Ample off road parking on the gated driveway, garage with workshop and space for utilities
- Mature well tended gardens
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground floor

An attractive covered entrance with part glazed composite front door opens into the welcoming entrance hall with space for coats and shoes. To the left the dual aspect dining room features an open fireplace with a marble surround and hearth with French glazed doors to a patio seating area. The separate sitting room also boasts an open fireplace as a focal point with a tiled hearth and surround and bay window overlooking the front aspect. The spacious and well appointed kitchen / breakfast room is fitted with an extensive range of beech effect wall and base units with contrasting worksurfaces, breakfast bar and peninsula. A range of integrated appliances includes an eye level double oven, four burner gas hob with extractor hood over, fridge, freezer, washing machine and dishwasher. Other features include a corner carousel unit and walk in pantry. A useful shower room completes the ground floor accommodation with a shower cubicle, wc, vanity unit and wash basin.

First Floor

The bright and airy landing allows access to the loft space via a hatch and pull down ladder. Bedroom one enjoys a dual aspect and is fitted with an extensive range of wardrobes and dresser units. The remaining three bedrooms are well proportioned with bedroom three benefitting from built in wardrobes. The modern family bathroom comprises a panelled bath with shower attachment over, wash basin, wc and medicine cabinet. The shelved airing cupboard provides a useful storage space and houses the immersion tank

Parking

The block paved gated driveway provides ample parking for several vehicles extending to a covered area fronting the garage. The generous garage also boasts a workshop / utility space to the rear with access to the garden.

Outside

The attractive and enclosed frontage features a shaped lawn with central circular flower bed, flanked by walled and well stocked borders brimming with a selection of colourful flowers and shrubs. The mature rear garden is predominantly laid to lawn with a patio area which abuts the house, positioned perfectly to capture the afternoon sun. A raised pond and rockery complement a vegetable garden with raised planters, greenhouse, shed and composting area. A mature apple tree punctuates the lawn with sculpted central flower bed.

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

infants & Junior School

Foxhills Infant & Junior School

Secondary School

Hounslowdown Academy

Council Tax

Band F - 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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