

14 THORNHAM ROAD  
ASHLEY, NEW MILTON, BH25 5AE







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A superb example of a three bedroom end of terrace house situated in a preferred position on this popular residential development close to all amenities and some of the areas best schools. Features of the property include a generous double aspect living/dining room, a modern kitchen and bathroom, a ground floor cloakroom and a lovely conservatory with glass roof and central heating. This property would make an ideal first time buy or an investment purchase.

- Entrance Hall • Ground Floor Cloakroom • Lounge/Diner • Kitchen • Conservatory
- Landing • Three Bedrooms • Family Bathroom
- Garden • Brick Built Garden Shed



£329,950

## The Property

Entrance porch with a wood effect laminate flooring, built in cupboard with ample space for coat hanging and a ground floor cloakroom

Entrance hall with a continuation of the wood effect laminate flooring, stairs to first floor and a built in understairs cupboard with an alcove providing space and plumbing for a washing machine

The double aspect lounge/dining room is particularly bright with east and west elevations and French doors leading to the conservatory

Modern kitchen with a tile effect vinyl flooring, white high gloss wall and base storage units and a stone effect contrasting laminate worktop. There is an integral electric oven and electric hob, space for fridge freezer and a window overlooking the rear garden

The conservatory is a recent addition and has attractive polished epoxy resin flooring, a glass roof, central heating and casement doors leading onto the rear patio

First floor landing with built airing cupboard and access into the loft space

Three generous bedrooms, bedroom one and two being doubles with bedroom one having built in wardrobes and an outlook over the rear garden and communal green

Bathroom with fully tiled walls and matching white suite comprising a full size bath with independent Mira shower over, pedestal wash hand basin, WC, window, ladder towel rail and tile effect vinyl flooring







## Gardens & Grounds

The front of the property is screened with a dwarf wall and is mainly laid to hard standing for ease of maintenance. There is a path leading to the front door and area of decorative gravel.

The rear garden has again been laid for ease of maintenance with side access and perimeter fencing with brick built garden shed.

## Services

Mains gas, electric, drainage and water

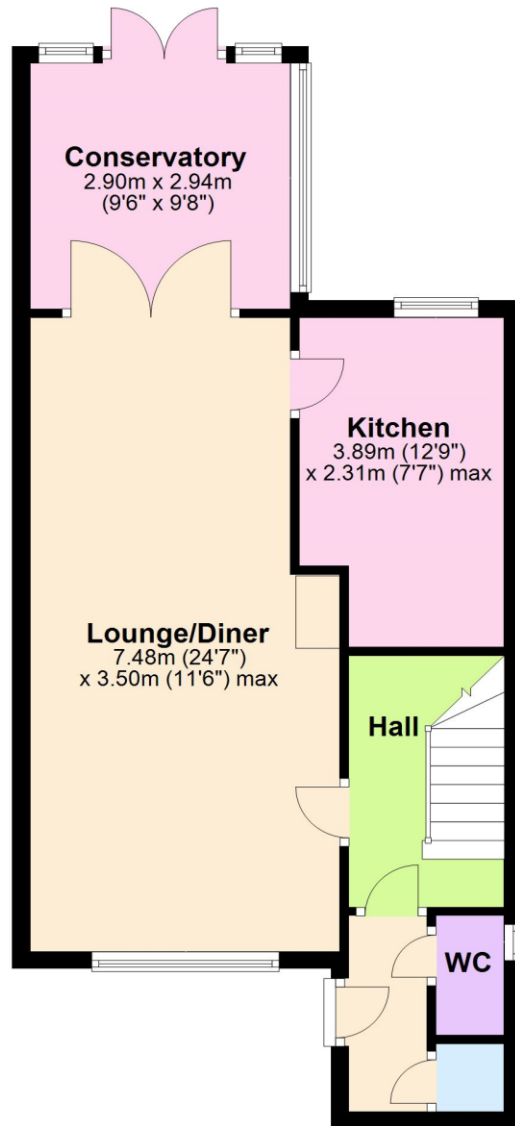
Council Tax Band B

Energy Performance Rating TBC



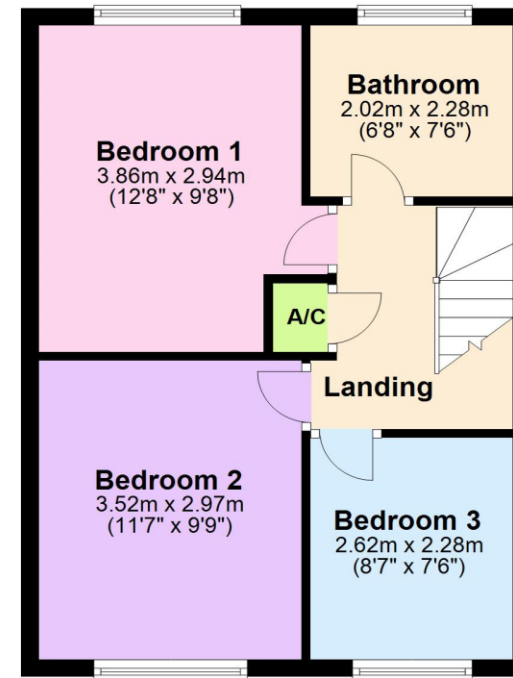
## Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

**14 Thornham Road, Ashley, New Milton**



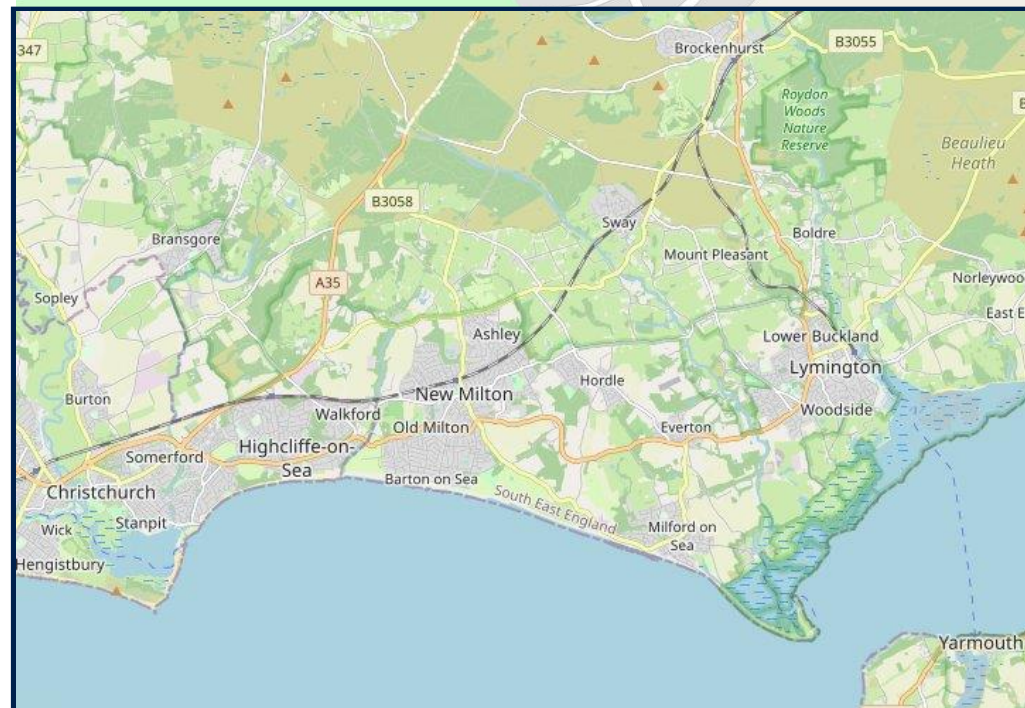
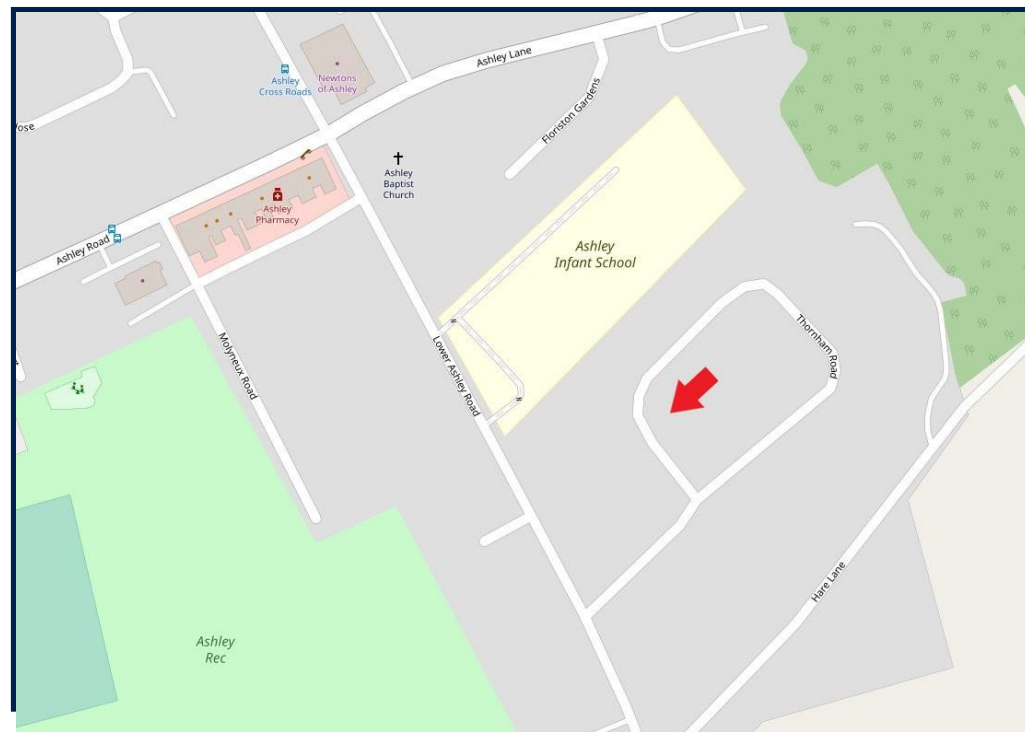


## Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

## Directions

From Mitchells proceed across the traffic lights into Ashley Road and after approximately 1 mile turn right at the traffic lights in the village of Ashley into Lower Ashley Road. After a short distance turn left into Thornham Road, follow the road round to the left where the property will be found on your right hand side.







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