



**Newgrange, Poplar Road, Ashley, Hampshire. BH25 5XP**

**Guide Price £525,000**



**Ross Nicholas & Company Limited**  
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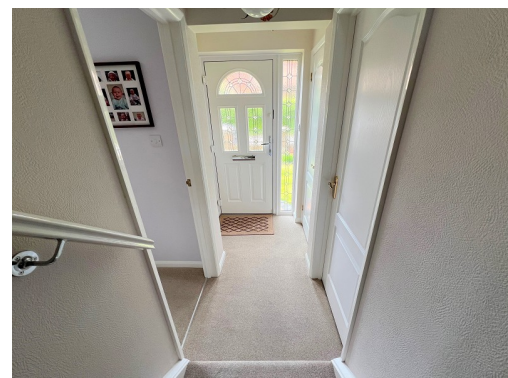
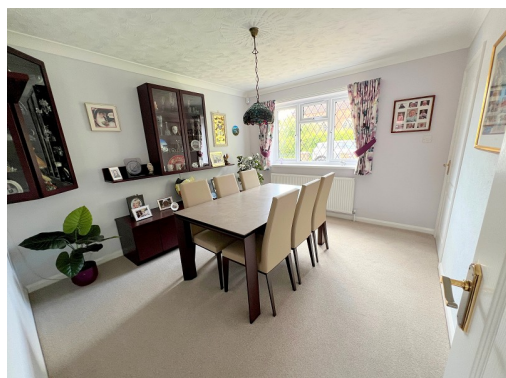




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A very well presented four bedroom detached house located in a popular residential area and enjoying a Southerly facing garden and large double detached garage. Features of the property include Cloakroom, Sitting Room, Separate Dining Room, Kitchen/Breakfast room, Conservatory, Bath/Shower Room, UPVC double glazing, gas fired central heating, ample off road parking with space for boat/ caravan subject to size.





## ENTRANCE HALL

Accessed via composite front door with matching side screen. Consumer unit, panelled radiator, staircase to first floor landing, ceiling light.

## CLOAKROOM

Obscure UPVC double glazed window to front. ceiling light, low level WC with concealed cistern and display shelf over. Pedestal wash hand basin with monobloc mixer tap. Part tiled wall surrounds, heated towel rail and tiled flooring.

## SITTING ROOM (22' 1" X 11' 11") OR (6.74M X 3.63M)

Aspect to the front elevation through UPVC double glazed windows. Additional UPVC obscure UPVC double glazed window to side. Two ceiling light points, wall lights, power points, TV aerial points, two double panelled radiators, feature flame effect recessed gas fire with stone surround, hearth and mantel. Double glazed bi-fold doors providing access to:



## CONSERVATORY (12' 1" X 11' 3") OR (3.68M X 3.43M)

Solid vaulted roof, light/fan, UPVC double glazed construction with low walling, panelled radiator, wall mounted electric heater, tiled flooring, double opening French doors providing access to rear patio and garden beyond. Wall lights.

## KITCHEN BREAKFAST ROOM (14' 2" X 10' 1") OR (4.31M X 3.08M)

Aspect to the rear elevation through UPVC double glazed windows. One and a half bowl single drainer Blanco sink unit with Blanco monobloc mixer tap set into a Quartz working surface extending along two walls with a range of base drawers and cupboards beneath. Integrated dishwasher, recess for washing machine, integrated Siemens electric double oven and matching Siemens microwave. Siemens induction hob with glass splash back and extractor fan over. Range of eye level storage cupboards, Quartz top breakfast bar with seating for three and cupboard housing Vaillant gas fired boiler. Integrated Bosch fridge and freezer, power points, composite double glazed door providing access onto side elevation. vertical radiator. Door providing access to:



## DINING ROOM (11' 11" X 10' 9") OR (3.62M X 3.28M)

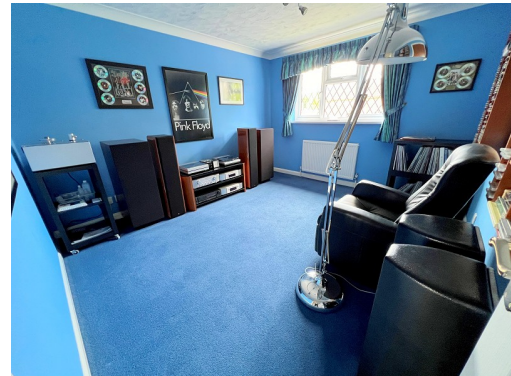
Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, under stairs storage cupboard, Vaillant programmer and time clock for central heating and door providing return access to Entrance Hall.

## FIRST FLOOR LANDING

Hatch to loft area, ceiling light, power point, programmer and time clock.

## BEDROOM 1 (11' 11" X 11' 10") OR (3.62M X 3.61M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, ceiling light, power points, double recessed large wardrobe with hanging rail and shelf.



## BEDROOM 2 (11' 11" X 10' 9") OR (3.63M X 3.27M)

Aspect to the front elevation through UPVC double glazed window. Large recessed double opening storage cupboard, ceiling light, panelled radiator, power points.

## BEDROOM 3 (11' 1" X 9' 5") OR (3.37M X 2.88M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light point, panelled radiator, power points, recessed wardrobe with hanging rail and shelf.

## BEDROOM 4 (7' 7" X 9' 11") OR (2.31M X 3.02M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, ceiling light, power points.



## BATHROOM

Obscure UPVC double glazed window to rear, smooth finished ceiling, recessed lighting, part tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment. Low level WC with concealed cistern, pedestal wash hand basin with monobloc mixer tap and mirror fronted medicine cabinet with light. Shower cubicle with rain effect shower head, extractor fan over, vertical heated towel rail and tiled flooring.

## OUTSIDE

The property is set on a wide plot with the front boundary having both brick walling and metal railings with double opening gates providing access to a brick paved driveway which provides off road parking and space for boat/caravan subject to size. The remainder of the garden is laid to lawn with a selection of shrub and flower beds and driveway continues to provide access to:

## DOUBLE GARAGE (18' 8" X 17' 6") OR (5.68M X 5.33M)

Twin up and over remote controlled doors, power and light. Aspect to the rear elevation and door providing access onto rear garden.

## REAR GARDEN

Adjoining the rear of the property is a patio area with outside water tap, power and sun awning. The remainder of the garden is laid to lawn and is enclosed behind close board panelled fencing with a central circular paved area and central circular bed. Double gates provide access from the rear boundary onto gravel track which in turn leads to Ashley Common Road. This is ideal for storage and access for trailer.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.



## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the traffic lights at Ashley. Turn left then third right into Poplar Road.

## PLEASE NOTE

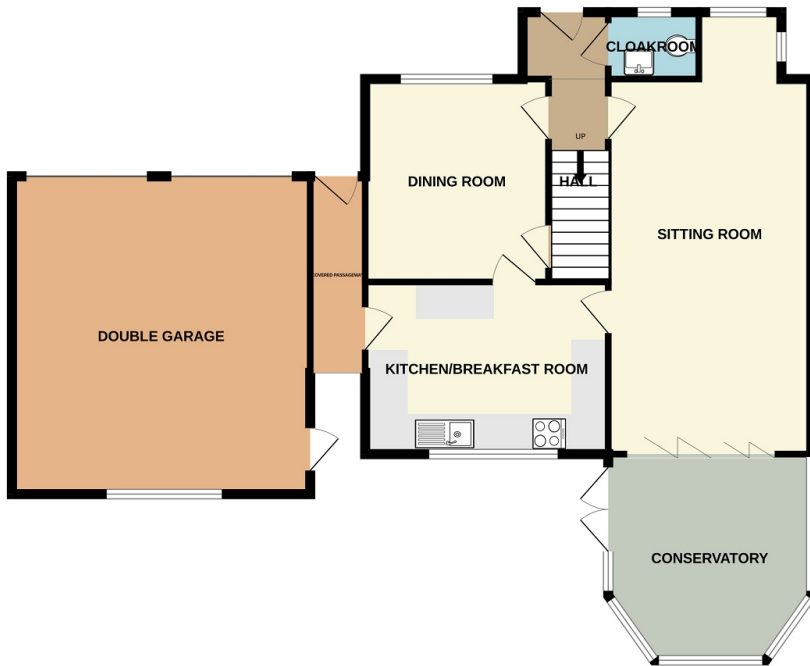
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## COUNCIL TAX

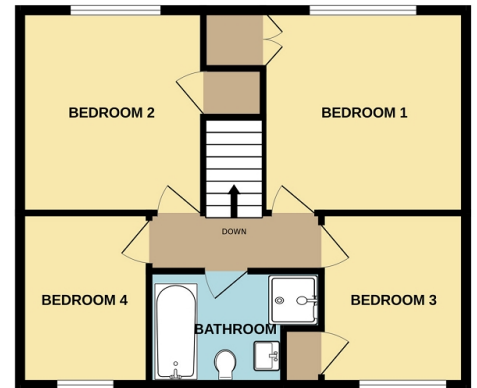
The council tax for this property is band E



GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1707 sq.ft. (158.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.