



CHARLTON



Charlton

Old Ashurst Bridge Road ~ Southampton ~

Hampshire ~ SO40 7EA ~

Price Guide: £495, 000

Hamwic are pleased to offer for sale Charlton, a new 4 double bedroom detached chalet bungalow set within The New Forest National Park in Old Ashurst Bridge. The property benefits from a private gated entrance, off road parking for 5+ vehicles leading to a detached garage and workshop. Hamwic highly recommend an early viewing to avoid disappointment.



Lounge ~ Kitchen / Breakfast Room ~

Cloakroom ~ 4 Double Bedrooms ~

En-Suite Shower Room to Master

Bedroom ~ Family Bathroom ~ Detached

Garage & Workshop ~ Double Glazed

Windows ~ Gas Radiator Heating ~

No Forward Chain ~

A 5 bar gate with a personal gate alongside to the front boundary, opens to the front garden with a ramped and brick set pathway rising to the entrance with courtesy lighting and obscure double glazed resin front door. There is a gate to the side for pedestrian access to the side and rear garden.

Entrance Hall; Smooth plastered ceiling, stairs to the 1st floor with storage cupboard underneath, UPVC double glazed window to the side, radiator, telephone point, engineered oak flooring. There is veneered oak skirting boards, architraves and doors throughout the property. Two radiators fitted.

Cloakroom; Smooth plastered ceiling, extractor fan fitted, obscure double glazed window to the side, low level WC, pedestal wash basin, part tiled splash back and a radiator.

Bedroom 4; Smooth plastered ceiling, UPVC double glazed bay window to the front and further UPVC double glazed window to the side, radiator, TV and telephone point.

Bedroom 1; Smooth plastered ceiling, UPVC double glazed bay window to the front and further UPVC double glazed window to the front, TV point, radiator and door to;

En-Suite Shower Room; Smooth plastered ceiling, down lights fitted, extractor fan, obscure double glazed window to the side, enclosed shower cubicle, low level WC, pedestal wash basin with shaver point above and a wall mounted heated towel rail.

Lounge; Smooth plastered ceiling, UPVC double glazed sliding patio doors to patio and rear garden, further UPVC double glazed window to the side, wall lighting, exposed brick chimney breast with log burner inset, tiled hearth and oak mantle, 2 radiators, TV point and telephone point.

Kitchen / Breakfast Room; Smooth plastered ceiling, down lights fitted, oak fitted work surfaces with units and drawers to base level with further matching eye level units and concealed lighting beneath, 1 ½ bowl sink with mixer tap, integrated; gas hob with extractor hood fitted above, and electric oven beneath, combination washing machine/tumble dryer and dishwasher. Space and power point allocated for standing fridge freezer, radiator.

1st Floor / Landing; doors to all rooms with feature obscure glazed lead light picture windows above all doors.

Bedroom 2; Smooth plastered ceiling, UPVC double glazed window to the front, radiator, TV point and carpeted flooring, 2 doors to eaves storage area which is part boarded.

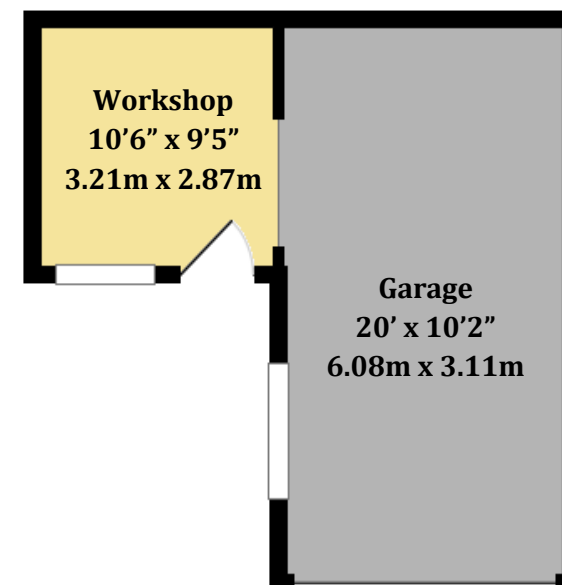
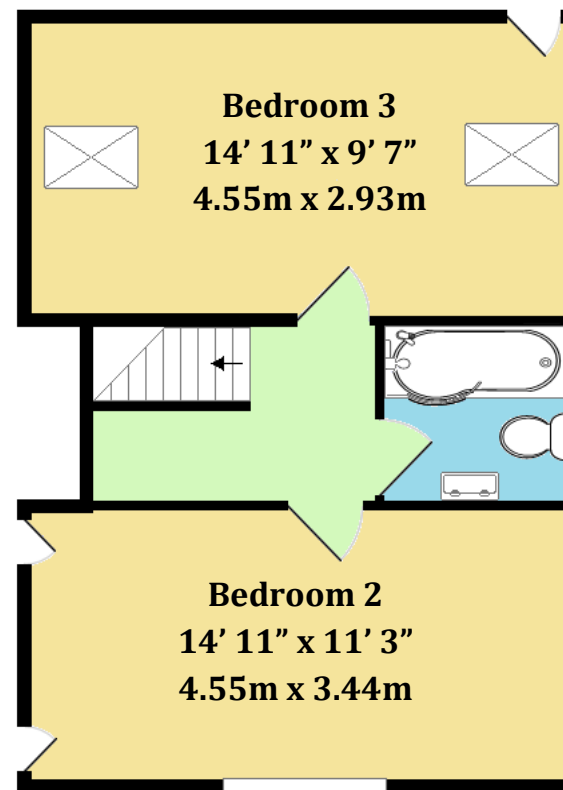
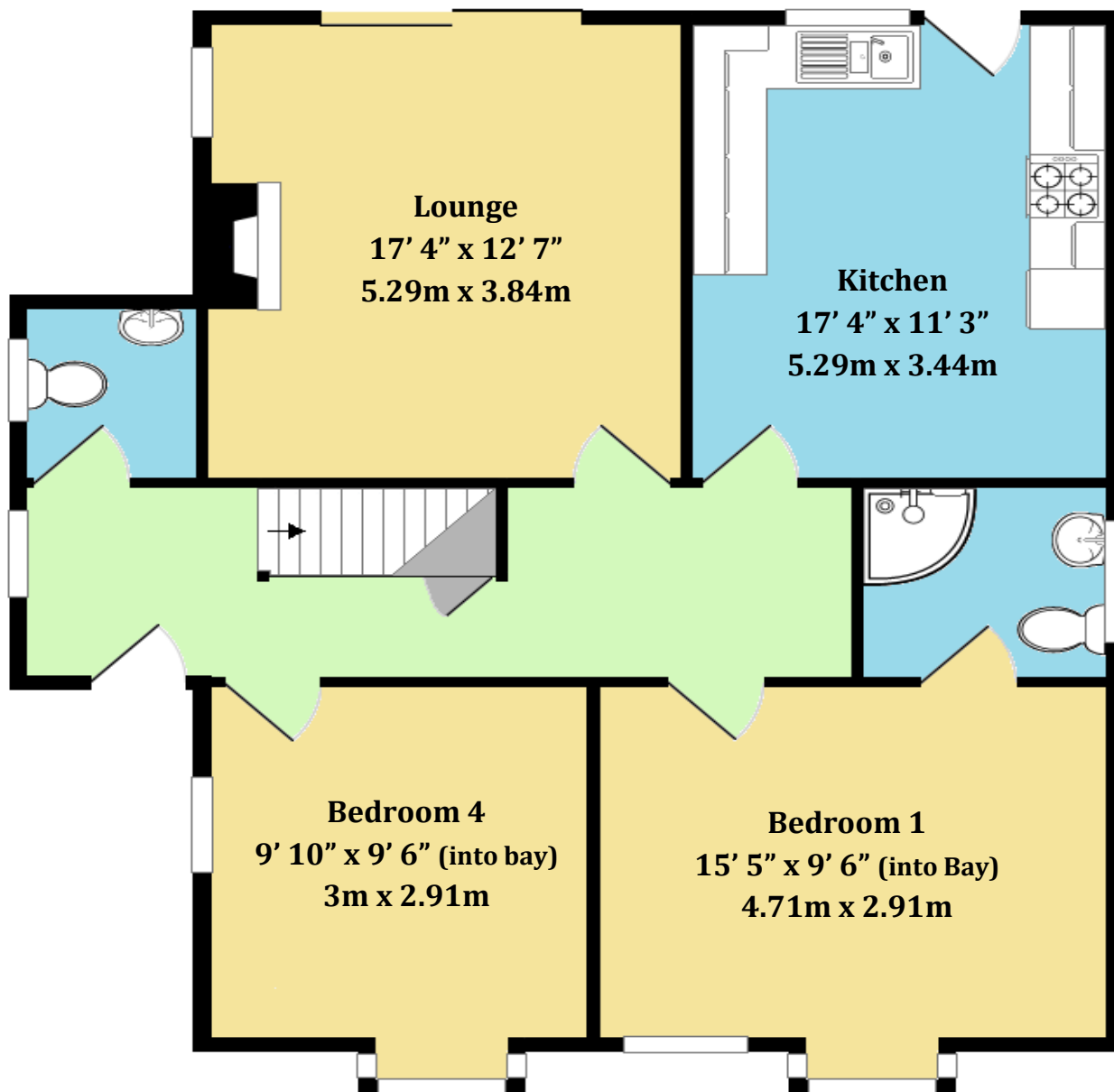
Bedroom 3; Smooth plastered ceiling, UPVC double glazed Velux windows to both sides, TV point, radiator, carpeted flooring, door to eaves storage area which is part boarded.

Bathroom; Smooth plastered ceiling, down lights fitted, extractor fan fitted, enclosed bath with mixer taps, shower and guard fitted above, splash backs surrounding, low level WC, vanity unit with wash basin inset and mixer tap. Splash back and unit beneath with lighting and shaver point above. Wall mounted heated towel rail and floor covering.

Garage & Workshop; Brick built with pitched and slate roof. Up and over door to the garage and a personal door to the workshop with a further opening internally between the two. Double glazed window to the side of the garage and front of the workshop, power and lighting fitted.

Outside; A 5 bar gate and personal gate adjoining offering entrance to the property with parking to the front and side, driveway continuing to the rear of the property, courtesy lighting surrounds the exterior of the property and garage/workshop. Outside power point and tap. There is a large lawned and enclosed section to the side/rear of the property, a patio area to the base of the property and continued gravelled section adjoining the patio to the garage/workshop.







Council Tax Band: TBC
Local Authority: NFDC
School Catchment: Foxhills / Hounsdown
Tenure: Freehold



**Viewing Arrangements
By Appointment Only**

**Hamwic Property Services / 11 - 15 Water Lane /
Totton / Southampton / SO40 3DF**

Tel: 02380 872888

Email: enquiries@hamwicpropertyservices.co.uk



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TO
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as a general guidance. You must verify the dimensions carefully before ordering carpets or any built-in-furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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