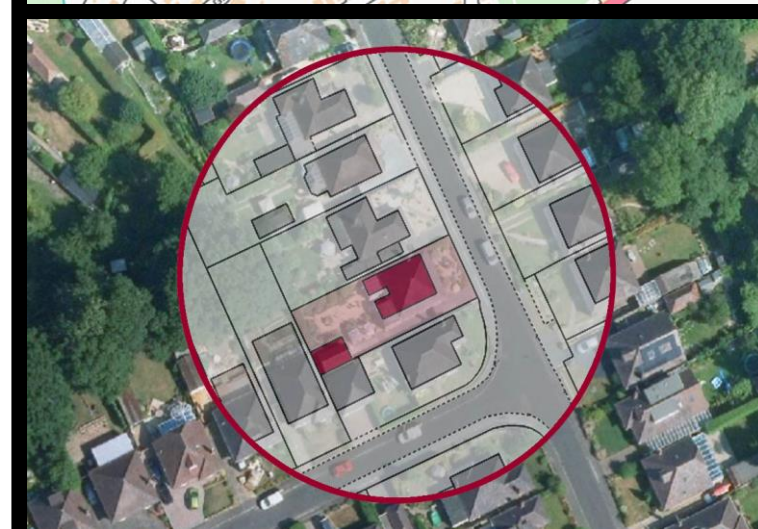
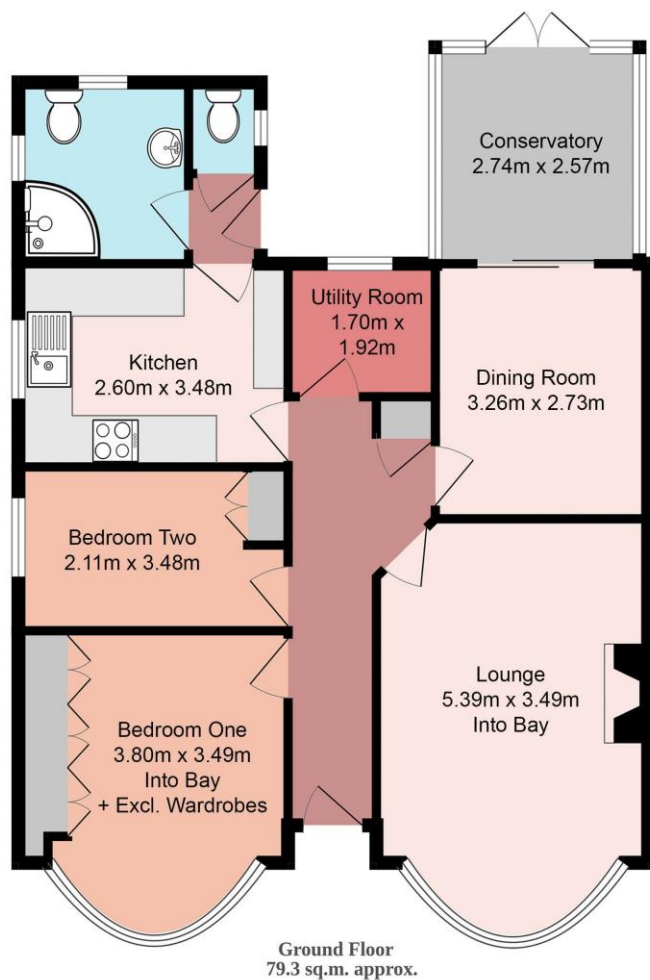
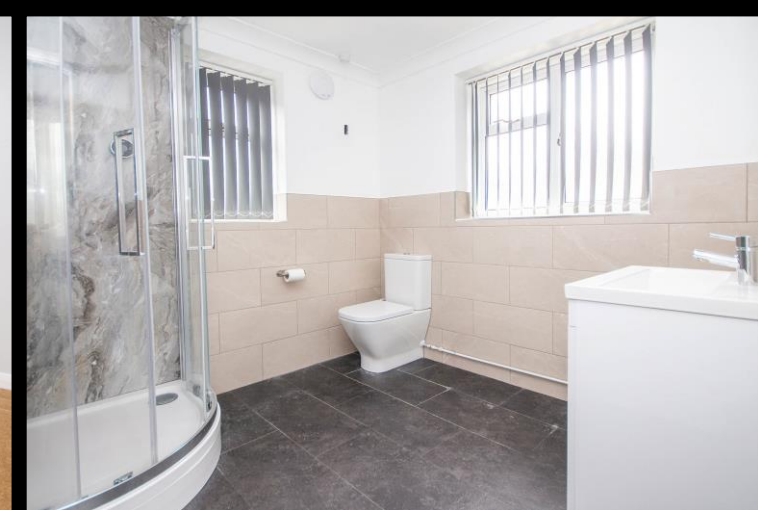




Ashurst
£475,000

brantons



Accommodation

Lounge 17' 8" x 11' 5" (5.39m x 3.49m) Into Bay

Dining Room 10' 8" x 8' 11" (3.26m x 2.73m)

Bedroom One 12' 6" x 9' 5" (3.80m x 2.88m) Into Bay/ Excl. Wardrobes

Bedroom Two 6' 11" x 11' 5" (2.11m x 3.48m)

Kitchen 8' 6" x 11' 5" (2.60m x 3.48m)

Utility Room 5' 7" x 6' 4" (1.70m x 1.92m)

Shower Room 7' 7" x 7' 2" (2.31m x 2.19m)

W.C 4' 0" x 2' 8" (1.23m x 0.82m)

Garage 17' 1" x 9' 6" (5.21m x 2.90m)

Property

Situated within the highly regarded residential village of Ashurst and nestling within the eastern boundary of the New Forest National Park, Brantons Independent Estate Agents are proud to present for sale this charming detached bungalow.

The surprisingly spacious accommodation is comprised of two bedrooms, a generous lounge with feature fireplace, conservatory, kitchen, utility room, modern shower room and separate W.C. Additional benefits of the property include ample driveway parking leading to a large detached garage.

At the rear is an enclosed landscaped garden that enjoys a good degree of privacy and a sunny south-westerly aspect. No forward chain is offered and to fully appreciate the location and accommodation of offer, early viewing comes highly recommended.

Features

- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Two Bedrooms
- Lounge With Feature Fireplace & Bay Window
- Dining Room
- UPVC Brick Based Conservatory
- Kitchen & Separate Utility Room
- Modern Shower Room & Separate W.C
- Driveway Parking & Large Detached Garage
- Private Landscaped Rear Garden

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

- Infant: Foxhills
- Junior: Foxhills
- Senior: Hounslowdown

Distances

Motorway: 3.1 miles

Southampton Airport: 10.4 miles

Southampton City Centre: 6.3 miles

New Forest Park Boundary: Within

Train Stations Ashurst: 2.5 miles

Totton: 0.8 miles

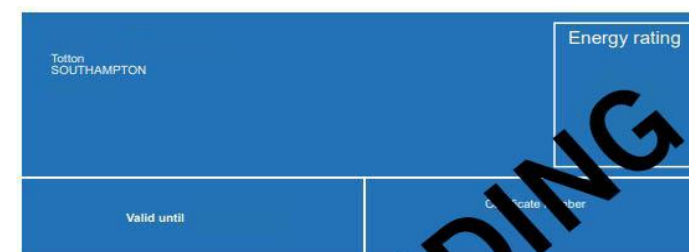
Directions

From our office turn right onto the A36. At the roundabout take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the third exit turning right onto Kneller Lane. At the end of the road turn right and then take the next left onto Foxhills. Take the third left onto Whartons Lane and then turn right onto Ashdene Road. Take the first left into Lakewood Road.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)



Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is a rented private residential building, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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 it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. 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 report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

