



Ashurst
£595,000

brantons



Property

An exciting opportunity arises to purchase this charming detached bungalow situated within the ever popular residential village of Ashurst; which is colloquially and affectionately known as the 'gateway to the New Forest'.

The property has been extensively improved by the current owner and is comprised of, a large living room with bi-fold doors and large orangery sky light, an open-plan dining area with Velux and feature fireplace, and a modern kitchen with breakfast bar.

The accommodation consists of three double bedrooms with the master benefiting from the luxury use of a modern en-suite shower room. Bedroom two enjoys a bay window with views down the garden and the third bedroom has French doors to the rear and built in storage. From the hall there is also a contemporary four piece family bathroom. Careful thought and consideration has been applied to the importance of natural light throughout this property as there are strategically placed sun tunnels and sky lights.

To the front of the property is driveway parking for several vehicles, as well as gated side access that in turn leads to a detached workshop. The rear of the property features a generous garden, approaching 90ft in length and consisting of an extensive decked seating area, and a lawn with a pleasant border of established plants, bushes and shrubs. The location falls within the preferred Foxhills and Hounslow School catchment zones and families will also enjoy the benefit of open amenity space nearby. No forward chain is offered, allowing for any potential buyer the ability to proceed to purchase without delay. Brantons highly advise that a viewing is essential to appreciate the location and accommodation this property has to offer.

Features

- *OFFERED WITH NO FORWARD CHAIN*
- Charming Detached Bungalow
- Three Double Bedrooms
- Living Area With Orangery Sky Light
- Contemporary Open-Plan Kitchen
- Open-Plan Dining Area With Velux
- Modern Four Piece Family Bathroom
- Ample Driveway Parking With Gated Side Access
- Detached Workshop
- Generous Rear Garden With Extensive Raised Decked Seating

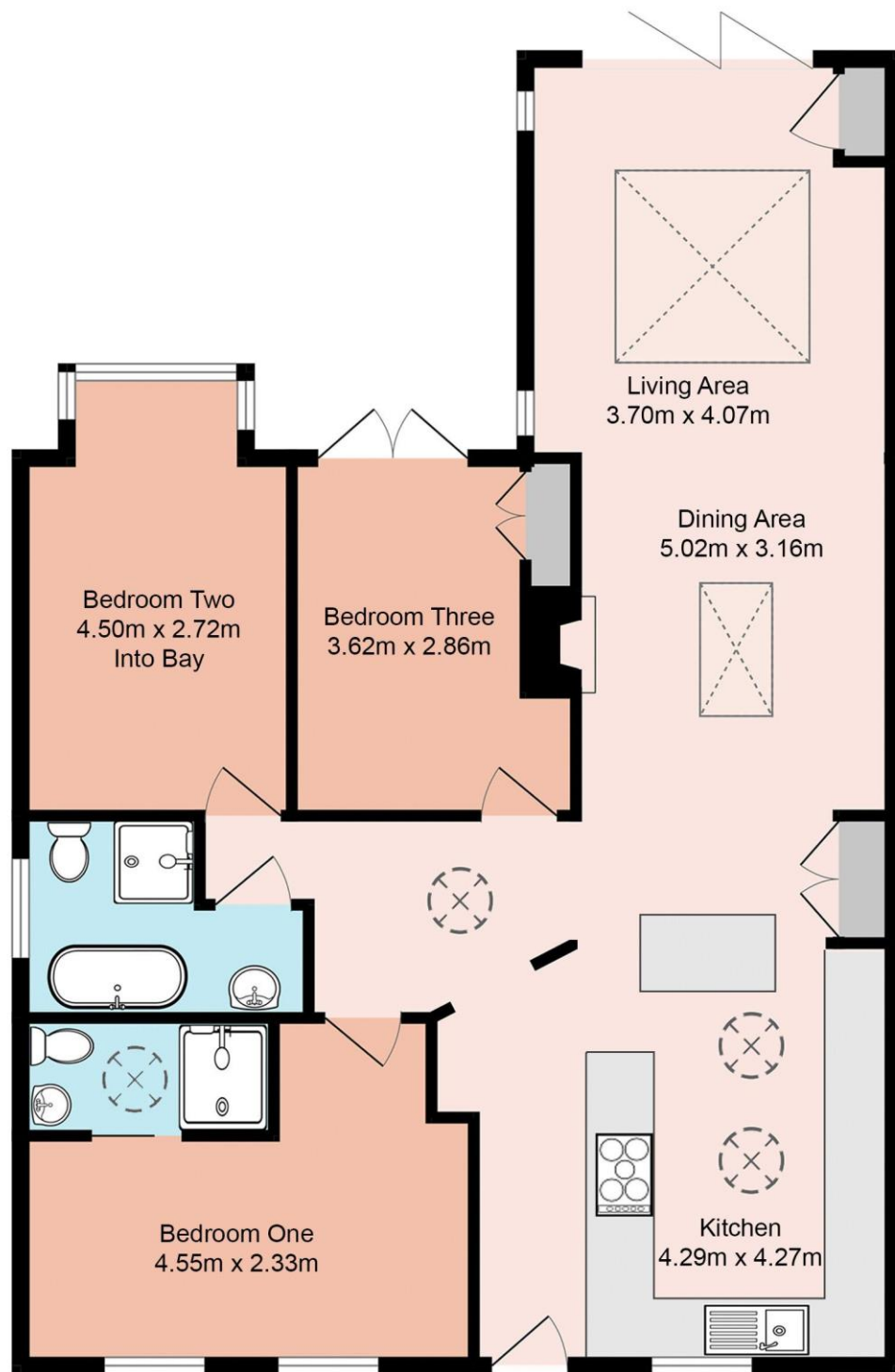


Area

The picturesque village of Ashurst nestles within the Eastern boundary of the New Forest National Park and is often described by locals as 'the gateway to the forest'.

Ashurst offers convenient transport links to Totton, Southampton (A35) and London via a mainline train station. The village has an excellent selection of amenities including pubs and restaurants and a post office. From a family perspective one of the most desirable features of Ashurst is the schools. The area falls within the highly regarded Foxhills and Hounslow catchments.





Accommodation

Living Area 12' 2" x 13' 4" (3.70m x 4.07m)

Dining Area 16' 6" x 10' 4" (5.02m x 3.16m)

Kitchen 14' 1" x 14' 0" (4.29m x 4.27m)

Bedroom One 14' 11" x 7' 8" (4.55m x 2.33m)

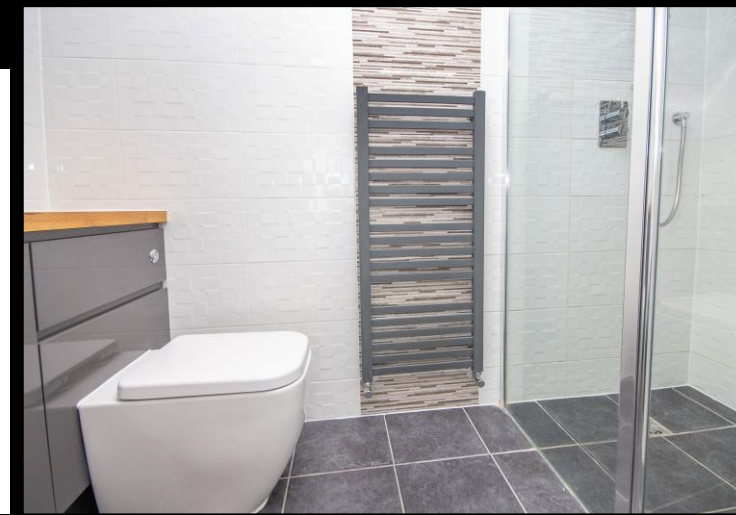
En-suite 8' 4" x 3' 11" (2.55m x 1.19m)

Bedroom Two 14' 9" x 8' 11" (4.50m x 2.72m) Into Bay

Bedroom Three 11' 11" x 9' 5" (3.62m x 2.86m)

Bathroom 6' 9" x 9' 5" (2.06m x 2.87m)

Workshop 18' 8" x 9' 2" (5.69m x 2.79m)





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.

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

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
Infant: Foxhills
Junior: Foxhills
Senior: Hounsdown

Energy Performance

6/28/24, 11:21 AM

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

Energy performance certificate (EPC)

| | | |
|---|---------------------------|------------------------------|
| Lakewood Road Ashurst SOUTHAMPTON SO40 7 | Energy rating D | Valid until: 19 July 2030 |
| | | Certificate number: |

Property type: Detached bungalow
Total floor area: 82 square metres

Rules on letting this property

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

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

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

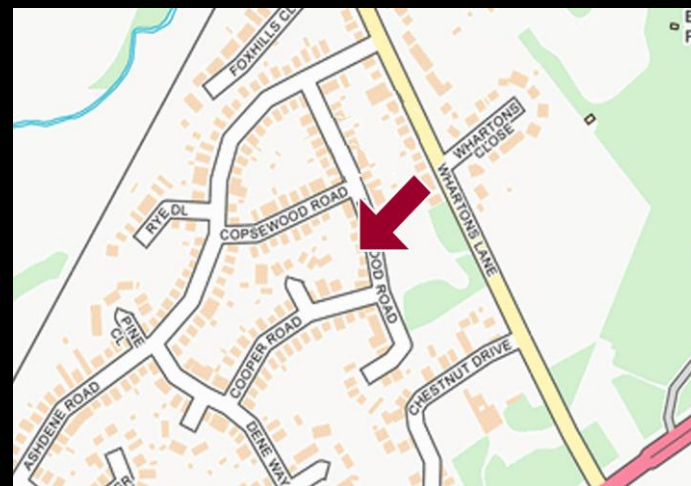
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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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.

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