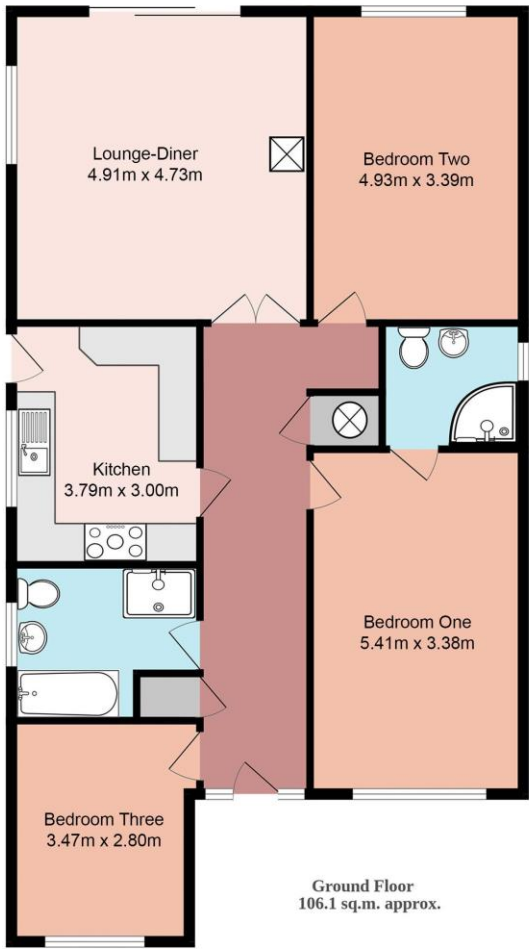




15, Foxhills Close, Ashurst, SO40 7ER  
£520,000

**brantons**



Accommodation	
Lounge	16' 1" x 15' 6" (4.91m x 4.73m)
Kitchen	12' 5" x 9' 10" (3.79m x 3.00m)
Bedroom One	17' 9" x 11' 1" (5.41m x 3.38m)
En-suite	6' 6" x 7' 3" (1.98m x 2.22m)
Bedroom Two	16' 2" x 11' 1" (4.93m x 3.39m)
Bedroom Three	11' 5" x 9' 2" (3.47m x 2.80m)
Bathroom	8' 0" x 9' 9" (2.45m x 2.96m)
Double Garage	20' 4" x 16' 8" (6.21m x 5.09m)

Property
An exciting opportunity arises to purchase this spacious detached bungalow situated in a quiet cul-de-sac setting within the ever sought after village of Ashurst.
The accommodation consists of three double bedrooms, a sizable lounge-diner with sliding patio door, modern kitchen, four piece family bathroom and an en-suite shower room to the master. The front of the property provides ample driveway parking and leads to a detached double garage. At the rear is a private enclosed garden with both lawn and patio seating areas. The garden benefits from a good degree of privacy seclusion.
The current owner has presented the property to a high standard of decorative order throughout thus allowing any potential purchaser the ability to move straight in. Brantons advise an early viewing will be essential to avoid a later disappointment.

Features
<div><ul style="list-style-type: none"><li>Spacious Detached Bungalow</li><li>Three Double Bedrooms</li><li>Lounge-Diner with Patio Doors</li><li>Modern Kitchen</li><li>Four Piece Family Bathroom</li></ul></div> <div><ul style="list-style-type: none"><li>En-suite to Master Bedroom</li><li>Driveway Parking With Rear Turning Point</li><li>Detached Double Garage</li><li>Private Enclosed Rear Garden</li><li>Quiet Cul-de-sac Location</li></ul></div>

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

Distances
Motorway: 2.7 miles
Southampton Airport: 10.0 miles
Southampton City Centre: 5.9 miles
New Forest Park Boundary: Within miles
Train Stations
Ashurst: 1.4 miles
Totton: 2.2 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. The property will be found on the right hand side.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></div><div>Property type</div><div>Total floor area</div><div>Rules on letting this property</div><div>Properties can be rented if they have an energy rating from A to E.</div><div>If the property is rented for 9 months or more, it must be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards">guidance for landlords on the required minimum energy efficiency standards (EPC ratings)</a>.</div><div>Energy efficiency rating for this property</div><div><a href="#">See how to improve this property's energy performance.</a></div><div><a href="https://find-energy-certificate.digital.communities.gov.uk/energy-certificate">https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</a></div></div>

