



6, Vixen Close, Ashurst, SO40 7ET
£465,000

brantons

Accommodation

Lounge 19' 6" x 9' 7" (5.95m x 2.93m)

Dining Room 12' 5" x 10' 0" (3.78m x 3.06m)

Kitchen 14' 4" x 13' 7" (4.38m x 4.15m)

Utility Room/W.C 5' 2" x 5' 10" (1.58m x 1.79m)

Bedroom One 12' 8" x 11' 3" (3.86m x 3.44m)

En-suite 8' 0" x 3' 10" (2.43m x 1.17m)

Bedroom Two 10' 7" x 10' 4" (3.23m x 3.15m)

Bedroom Three 11' 0" x 9' 7" (3.35m x 2.93m)

Bathroom 9' 7" x 6' 11" (2.92m x 2.10m)

Storage 5' 7" x 3' 5" (1.71m x 1.03m)

Property

Brantons Independent Estate Agents are delighted to offer to the market an opportunity to purchase this beautifully presented family home situated on a small secluded development within the desirable residential area of Ashurst. The property was constructed in 2013 by reputable South coast developer Crayfern Homes and is situated nicely down a private resident's driveway. The ground floor layout consists of a spacious lounge, a dining room with large storage cupboard, impressively sized kitchen with fitted appliances and utility room with W.C. The first floor accommodation consists of three double bedrooms, all of which feature built-in wardrobes and the master benefits from the use of a luxury en-suite shower room. From the landing there is also a family sized bathroom and large airing cupboard. To the front of the property there is driveway parking for at least two cars. At the rear is a private low maintenance garden which is mainly laid to lawn with a patio seating area and access into an integral storage room. In our opinion this property is presented in immaculate condition throughout and this would allow any potential purchaser the ability to move straight in. Due to the location and surprisingly spacious accommodation on offer, early viewing comes highly recommended.

Features

- Beautifully Presented Family Home
- Three Double Bedrooms
- Spacious Lounge
- Dining Room with Large Storage Cupboard
- Impressive Kitchen-Diner With Fitted Appliances
- Utility & Downstairs W.C and External Store Room
- Family Bathroom & En-suite Shower Room
- Driveway Parking For at Least Two Vehicles
- Private Low Maintenance Rear Garden
- Accessed Via A Private Resident's Driveway

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments Infant: Foxhills

Junior: Foxhills

Senior: Hounsdown

Distances

Motorway: 3.7 miles

Southampton Airport: 11.6 miles

Southampton City Centre: 5.8 miles

New Forest Park Boundary: Within

Train Stations Ashurst: 1.6 miles

Totton: 2.1 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. Turn left into Vixen Close.

Energy Performance

8/13/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Ashurst SOUTHAMPTON SO40 7	Energy rating B	Valid until: 1 September 2023 Certificate number
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Property type: Mid-terrace house

Total floor area: 110 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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