



94, Lyndhurst Road, Ashurst, SO40 7AU
£475,000

brantons



Property

Situated within the highly regarded residential village of Ashurst, Brantons Independent Estate Agents are delighted to offer for sale this charming, detached bungalow.

The accommodation is arranged over two floors and consists of three generous double bedrooms, a spacious lounge-diner with bay window, kitchen-breakfast room, conservatory, bathroom and a separate W.C.

To the front of the property is driveway parking leading to a detached garage/workshop and at the rear is a large garden that is mainly laid to lawn with an established array of plants, bushes and trees. The garden offers a good degree of privacy and seclusion whilst measuring approximately 120ft in length.

In our opinion the bungalow offers an excellent opportunity for would be purchasers to put their own stamp on the property and because of the sizable plot it lends itself to being remodelled and extended.

No forward chain is offered and fully appreciate the location and accomodation on offer, an internal inspected is highly advised.

Features

- *NO FORWARD CHAIN*
- Charming Detached Chalet Bungalow
- Three Double Bedrooms
- Kitchen-Breakfast Room
- UPVC Conservatory
- Bathroom & Separate W.C
- Driveway Parking & Detached Garage
- Established Rear Garden Approx 120ft
- Excellent Road & Rail Links
- Within The Boundary Of New Forest National Park

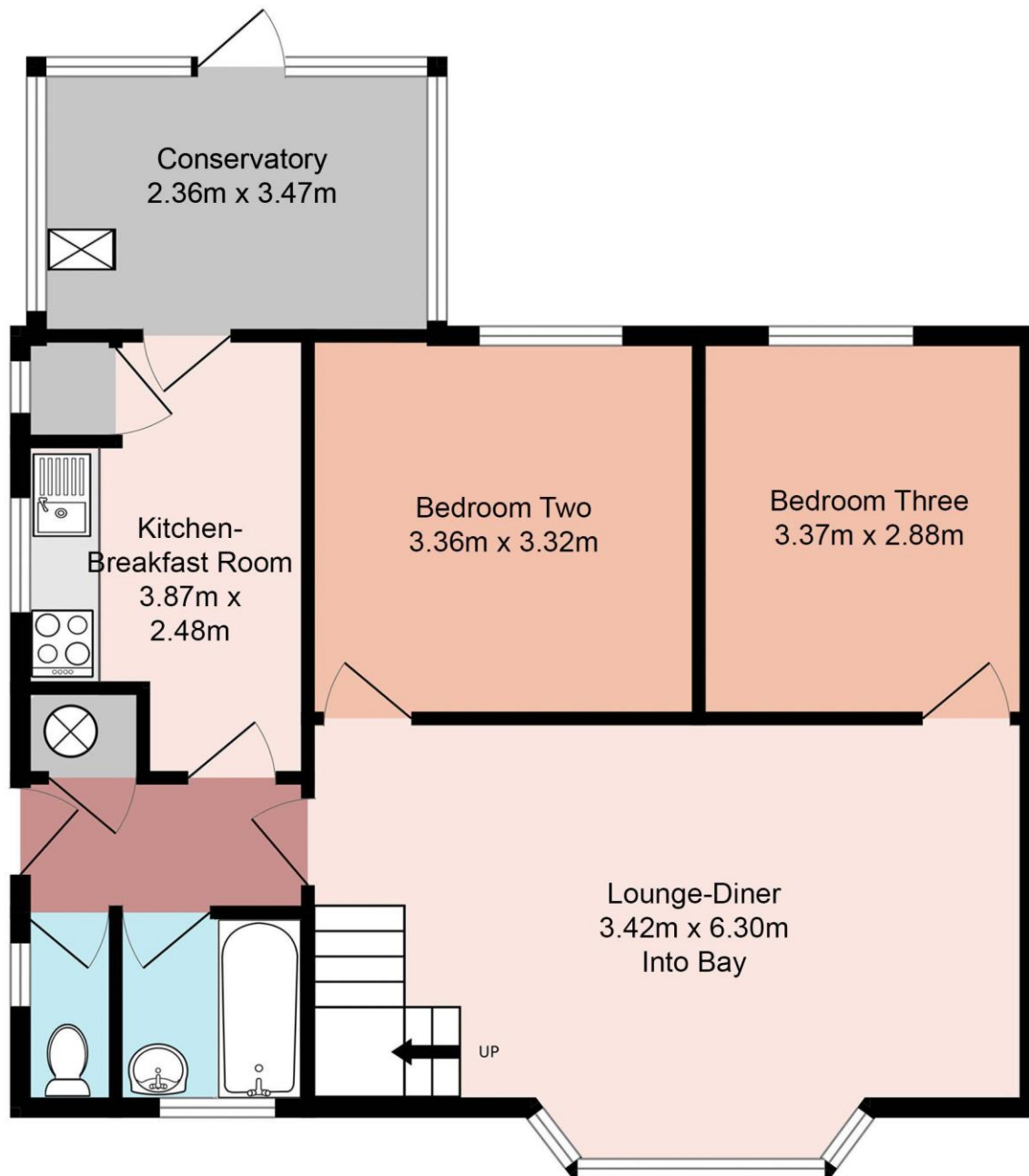


Area

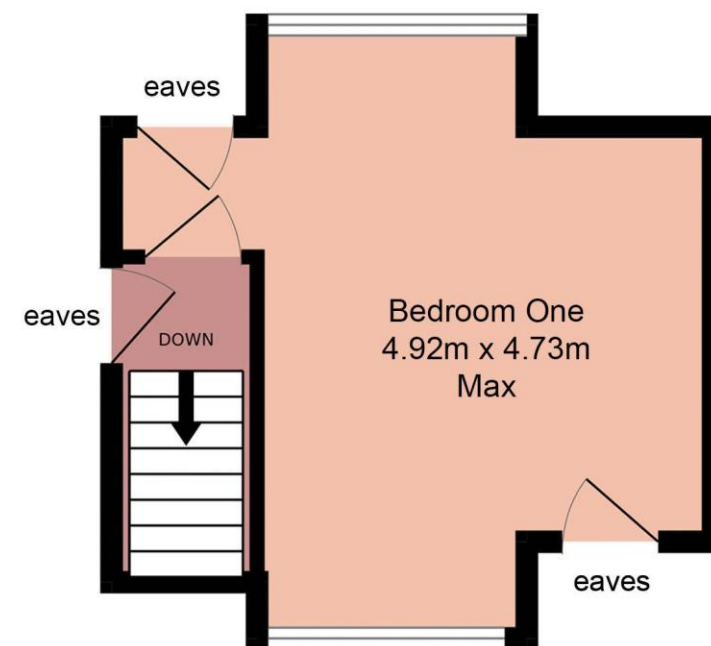
The picturesque village of Ashurst nestles within the Eastern boundary of the New Forest National Park and is often described by locals as 'the gateway to the forest'. Ashurst offers convenient transport links to Totton, Southampton (A35) and London via a mainline train station.

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 Hounsdown catchments.





Ground Floor
69.2 sq.m. approx.



1st Floor
19.6 sq.m. approx.

Accommodation

Lounge 11' 3" x 20' 8" (3.42m x 6.30m) Into Bay

Kitchen-Breakfast Room 12' 8" x 8' 2" (3.87m x 2.48m)

Conservatory 7' 9" x 11' 5" (2.36m x 3.47m)

Bedroom Two 11' 0" x 10' 11" (3.36m x 3.32m)

Bedroom Three 11' 1" x 9' 5" (3.37m x 2.88m)

Bedroom One 16' 2" x 15' 6" (4.92m x 4.73m) Max

Bathroom 5' 6" x 5' 0" (1.67m x 1.53m)

W.C 5' 7" x 2' 7" (1.70m x 0.80m)

Garage 19' 8" x 9' 6" (5.99m x 2.90m)





Directions

From our office east on Salisbury Rd/A36. At the roundabout, take the third exit onto Ringwood Rd/A336. Continue through the roundabouts. At the fourth roundabout, take the first exit onto A326. Continue through two roundabouts. Take the ramp to Lyndhurst. Turn right onto Main Rd/A35. Continue to follow A35. Continue through the roundabout. The property will be found on the right hand side.

Distances

- Motorway: 3.1 miles
- Southampton Airport: 10.5 miles
- Southampton City Centre: 6.5 miles
- New Forest Park Boundary: Within miles
- Train Stations
- Ashurst: 0.3 miles
- Totton: 2.6 miles

Information

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

Energy Performance

20/11/2025, 14:24Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

94 Lyndhurst Road
Ashurst
SOUTHAMPTON
SO40 7AU

Energy rating
E

Valid until:18 June 2035

Certificate number:9682-3051-4206-6555-5200

Property type

Detached bungalow

Total floor area

81 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) (<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 E. It has the potential to be C.

[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		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

