



26, Chestnut Drive, Ashurst, SO40 7DW
£550,000

brantons



Property

Offered with no forward chain, Brantons Independent Estate Agents are delighted to present for sale this surprisingly spacious detached bungalow situated in a quiet cul-de-sac location within the highly regarded New Forest village of Ashurst.

The accommodation is comprised of three double bedrooms, lounge with open-plan dining area, modern kitchen, conservatory, family room/ office, modern bathroom and separate W.C. To the front of the property is a driveway that provides ample parking and leads to a garage with up and over door. To the rear of the property is a beautifully landscaped garden that is mainly laid to lawn with pressed concrete patio and feature slate stone areas. The garden enjoys a good degree of privacy and seclusion whilst enjoying a sunny Southerly aspect.

The location offers convenient access to local amenities including pubs, restaurants, mainline railway station and is in catchment for the highly regarded Foxhills and Hounsdown schools. The property is situation on a level low maintenance plot and in our opinion is presented to high standard of decorative order. As a result of this, an internal inspection is a must to fully appreciate the spacious and versatile accommodation on offer. Agents notes; the studwork partition wall between the conservatory and work room can easily be removed.



Features

- *NO FORWARD CHAIN* Modernised Detached Bungalow
- Three Generously Proportioned Bedrooms
- Spacious Lounge With Open-Plan Dining Area
- Modern Kitchen With Marble Worksurfaces
- Modern Family Bathroom & Separate W.C
- Ample Driveway Parking & Garage
- Beautifully Landscaped 'Private' Rear Garden
- Quiet Cul-de-sac Position Within National Park
- Walking Distance Of Schools, Pubs, Restaurants and Transport Links



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.



Accommodation

Lounge 16' 6" x 10' 11" (5.02m x 3.34m)

Garage 20' 2" x 8' 0" (6.15m x 2.44m)

Dining Area 8' 9" x 8' 6" (2.67m x 2.58m)

Kitchen 12' 8" x 8' 0" (3.87m x 2.45m)

Conservatory 12' 8" x 8' 0" (3.87m x 2.43m)

Family Room/ Office 11' 11" x 7' 7" (3.64m x 2.31m)

Bedroom One 10' 3" x 12' 6" (3.13m x 3.82m) Plus Wardrobes

Bedroom Two 9' 2" x 11' 5" (2.80m x 3.49m)

Bedroom Three 9' 1" x 8' 11" (2.78m x 2.73m)

Bathroom 6' 9" x 6' 10" (2.06m x 2.08m)

W.C 6' 9" x 3' 0" (2.06m x 0.92m)





Directions

From our office east on Salisbury Road/A36. At the first roundabout take the third exit onto Ringwood Road/A336. Continue through the next two roundabouts. At the next roundabout take the first exit onto Fletchwood Road. At the next roundabout take the first exit on A326. At the next roundabout take the third exit onto Kneller Lane. Turn right on Kneller Lane. Turn left onto Foxhills. Turn left onto Whartons Lane. Take the second right onto Chestnut Drive.

Distances

Motorway: 3.6 miles
Southampton Airport: 9.9 miles
Southampton City Centre: 6.1 miles
New Forest Park Boundary: Within miles
Train Stations
Ashurst: 0.9 miles
Totton: 2.4 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

8/12/2021

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

Energy performance certificate (EPC)

26, Chestnut Drive
Ashurst
SOUTHAMPTON
SO40 7DW

Energy rating
C

Valid until: 1 June 2030
Certificate number: 0672-2802-7469-2200-7745

Property type

Detached bungalow

Total floor area

86 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 C. 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		86 B
69-80	C	72 C	
55-68	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.