



4 Ashley Court, Bursledon, SO31 8AT

Offers in excess of £750,000

WHITE & GUARD

4 Ashley Court, Providence Hill

Bursledon, Southampton

INTRODUCTION

Situated in a small, cul-de-sac of just four houses, this spacious and extended four bedroom, detached family home comes with a self-contained annexe, which previously formed the double garage.

The beautifully presented accommodation comprises a 28ft living room, separate dining room, modern kitchen/breakfast room, study and cloakroom on the ground floor. The first floor has been re-configured to create a modern shower room and three bedrooms, with a large en-suite and dressing room to the master (previously the fourth bedroom), which could easily be converted back.

The annexe offers a 17ft kitchen/breakfast room and an L-shaped living room/bedroom with an en-suite shower room.

Outside there is ample driveway parking to the front and an attractive garden to the rear.

LOCATION

The property is situated in Bursledon and benefits from being conveniently close to local shops, schools and amenities, including the M27 motorway links, Bursledon train station and Lower Swanwick Marina.

DIRECTIONS

Upon entering Ashley Court from Providence Hill, the property can be found on the right hand side.

- TENURE - FREEHOLD
- EPC GRADE D
- COUNCIL TAX - TBC





INSIDE

The inviting entrance hall has a storage cupboard, stairs leading to the first floor and doors to all principal accommodation, including the cloakroom which has a window to the front. The generous 28ft living room has French doors opening out to the rear garden, a window to the side, feature fireplace and a bay window to the front. The adjacent dining room also has French doors leading out to the garden, whilst the study has a window to the front aspect.

The modern kitchen/breakfast room has been fitted with a range of gloss wall and base units with a central island incorporating a breakfast bar. There is a built-in double oven, induction hob with extractor over, an integrated fridge/freezer, dishwasher and space for a wine cooler. French doors to the rear open onto the patio area and there is a door to the side providing access to the annexe.

On the first floor, the master bedroom overlooks the rear garden, with the adjoining dressing room offering a range of fitted wardrobes and storage, with two windows to the rear. A door to the side leads through to the large en-suite which has a walk-in shower, free-standing bath with shower attachment, vanity wash hand basin, WC, heated towel rail and two windows to the rear.

Bedrooms two and three both overlook the front aspect, with the second bedroom benefitting from built-in wardrobes. The modern shower room has space and plumbing for a washing machine and tumble dryer, a shower cubicle, vanity wash hand basin, WC and a window to the side.

ANNEXE

The L-shaped living room/bedroom has windows to the front and side, as well as a door to the rear providing its own private entrance. The modern shower room has a vanity wash hand basin, WC, corner shower cubicle and a window to the rear. The kitchen breakfast room has windows to the front and rear, a door leading out to the garden and has been fitted with a range of shaker style units with space for an oven, under counter fridge and washing machine. The annexe has electric heating and loft storage above.



OUTSIDE

To the front there is a lawned garden and ample off road parking on the driveway. Gated side access leads round to the beautiful rear garden which has a paved patio area, leaving the rest of the garden mainly laid to lawn with mature tree and shrub borders, There is an additional, private seating area and a storage shed to one side.

BROADBAND

Superfast Fibre Broadband is available with download speeds of 66-80 Mbps and upload speeds of 19-20 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

