



Bijou, 28 Boakes Place | £499,000  
Ashurst, Hampshire, SO40 7FF







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## Summary

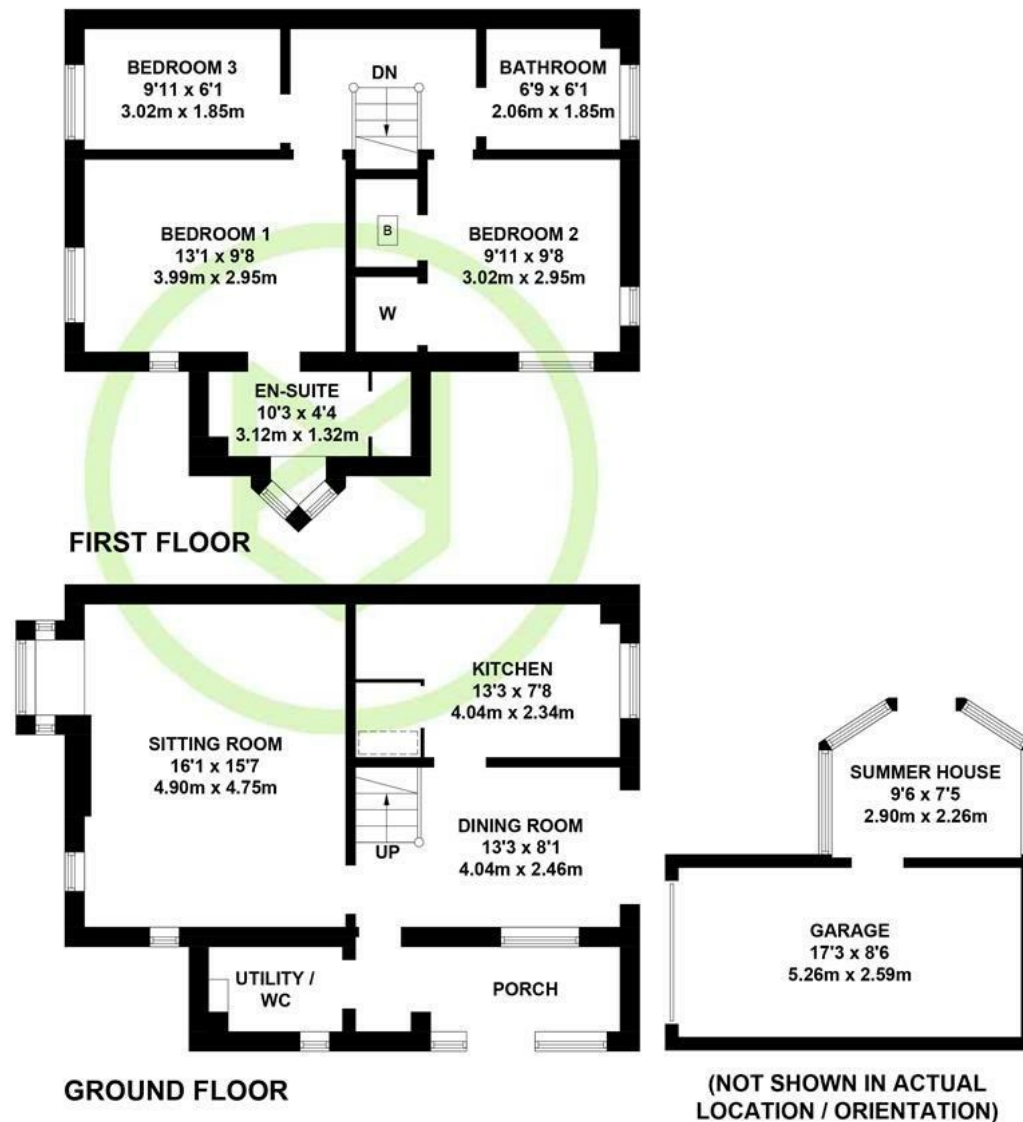
This charming family home is conveniently positioned within the desirable New Forest village of Ashurst thriving with amenities as well as easy access to commuter links via Ashurst train station. This beautifully presented home offers three bedrooms with en-suite facilities to the master bedroom and a stylish family bathroom. The ground floor features a dual aspect sitting room with separate dining area and modern kitchen fitted with a range of integrated appliances. A ground floor cloakroom also provides plumbing and space for a washing machine and dryer. Ample parking is available on the block paved driveway for several vehicles with scope to create more. The detached single garage also has an adjoining summer house offering an additional reception area over looking the mature and private gardens. A separate vegetable garden features raised planters, greenhouse and garden shed.

## Features

- An attractive and beautifully presented family home
- Desirable New Forest village location
- Three bedrooms with en-suite facilities to bedroom one
- Dual aspect sitting room and separate dining room
- Stylish kitchen with integrated appliances
- Stylish family bathroom and ground floor cloakroom/utility
- Ample off road parking
- Formal gardens and separate vegetable garden
- brick built detached garage and adjoining summer house
- Easy access to commuter links

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 546 SQ FT / 50.7 SQ M  
FIRST FLOOR = 490 SQ FT / 45.5 SQ M  
OUTBUILDING = 215 SQ FT / 20.0 SQ M  
TOTAL = 1251 SQ FT / 116.0 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1151239)

# Bijou, 28, Boakes Place, Ashurst, Hampshire, SO40 7FF

## Ground Floor

A part glazed UPVC door opens into the spacious porch with ample space for coats and shoes. An inner door opens to an entrance way which flows into the open plan dining area with French doors out to the garden. The adjoining kitchen offers a stylish range of beech effect wall and base units with contrasting granite effect worksurfaces and brick tiled splash backs. Integrated appliances include an eye level double oven, four burner gas hob with extractor hood over, wine cooler and dish washer. Space is available for a free standing fridge freezer with additional storage in an under stairs cupboard. A useful cloakroom/utility room provides space and plumbing for white goods with a wc and wash basin. The dual aspect sitting room features panelled walls with a rustic fireplace with an oak mantle and sand stone hearth.

## First Floor

The open landing allows access to the part boarded loft space via a hatch and pull down ladder. Bedrooms one and two are both double rooms enjoying a dual aspect and built in wardrobes. Bedroom one boasts an en-suite shower room comprising a shower cubicle, vanity unit with mounted wash basin and wc. The airing cupboard is located in bedroom two with the third bedroom currently utilised as a dressing room. The modern family bathroom comprises a panelled bath with mixer shower over, vanity unit with contemporary wash bowl, wc and Victorian style heated towel rail.

## Parking

Extensive of road parking is available on the block paved driveway screened by fencing and mature hedgerows. The detached single garage is fitted with power light and an up and over door with access to the adjoining summer house.

## Outside

Two sets of secure gates access the enclosed and landscaped rear garden providing a leafy outdoor space to relax or entertain. A patio seating area abuts the rear of the property with a shaped lawn and well stocked beds. A useful summer house is fitted with electric heating and oak flooring with access to the garage. A gated vegetable garden features raised planters, greenhouse and a timber garden shed.

## Location

The popular village of Ashurst is conveniently located within the New Forest National Park just minutes from the open forest with a wealth of amenities available in the village including shops, restaurants, public houses and a train station with direct rail links to London Waterloo. Lyndhurst is within 3 miles with a comprehensive range of amenities available within the neighbouring town of Totton or Southampton City Centre. Easy access is available on to the motorway network providing access to the South Coast and beyond.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Foxhills Infant & Junior School

## Secondary School

Hounsdown Academy

## Council Tax

Band D - New Forest District Council

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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