



30 Chestnut Drive | £600,000
Ashurst, Hampshire, SO40 7DW

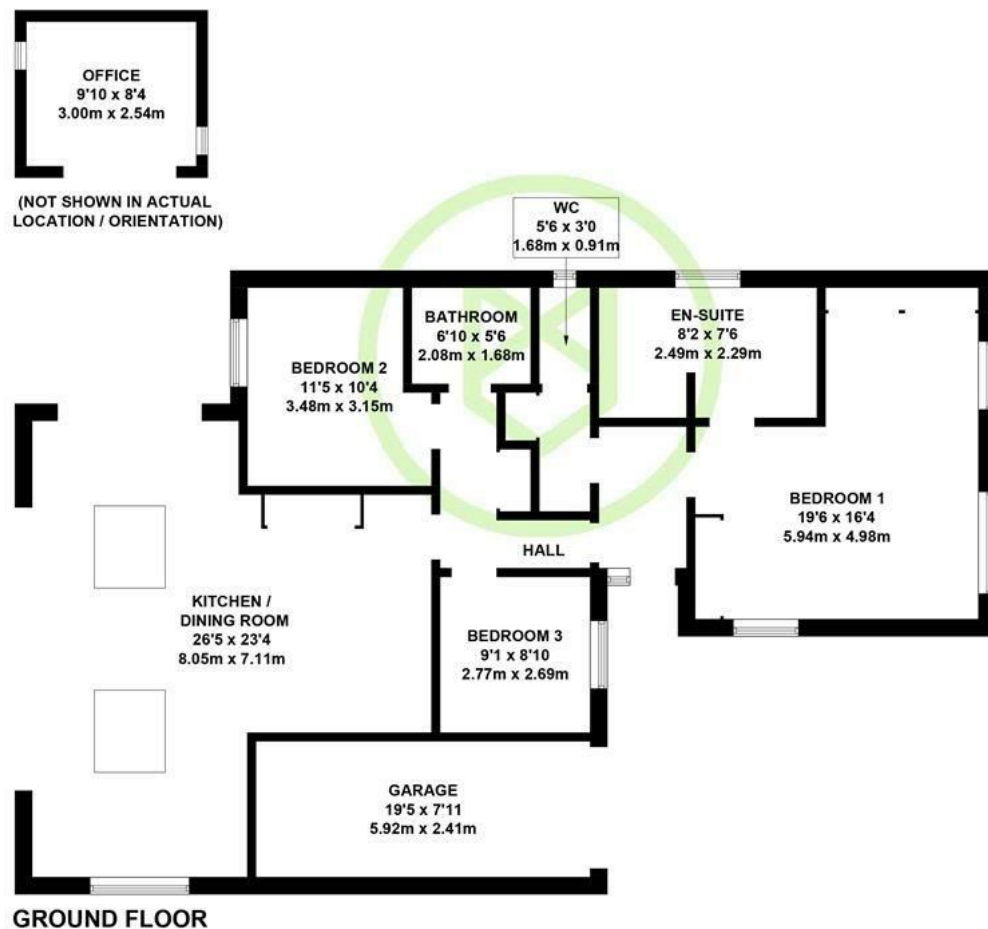




30 Chestnut Drive
Ashurst, Hampshire, SO40 7DW

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1254 SQ FT / 116.5 SQ M
GARAGE / OFFICE = 235 SQ FT / 21.8 SQ M
TOTAL = 1489 SQ FT / 138.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1212275)

Summary

This stylish single storey home offers a spacious and contemporary feel having been extended and upgraded by the current owners. Nestled within a quiet cul-de-sac in the heart of the New Forest village of Ashurst the accommodation offers three double bedrooms with a luxury en-suite bathroom to bedroom one. The impressive open plan kitchen and living area is ideal for modern living, enjoying a triple aspect and overlooking the private and enclosed rear garden via sliding glazed doors to a large patio seating area. Off road parking is available on the driveway fronting the single garage. A fully insulated and double glazed garden cabin/home office is positioned in the rear garden offering an additional and versatile space.

Features

- An impressive and extended single storey home
- Quiet cul-de-sac location in the heart of Ashurst
- Three double bedrooms
- Luxury en-suite and family bathroom
- Impressive open plan kitchen and living area
- Stylish kitchen with integrated appliances
- Off road parking and single garage
- Private and mature garden enjoying a leafy woodland backdrop
- Fully insulated garden cabin/home office
- All mains services

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Accommodation

A covered entrance with part glazed UPVC door opens into the welcoming entrance hall with crisp white decor, complementing the porcelain grey floor tiles which flow through the majority of the property. A useful recess is available for coats and shoes with a boiler cupboard adjacent and cloakroom with wc, wash basin and heated towel rail. An inner hall houses a large utility cupboard with plumbing for white goods and access to the loft space via a hatch. The impressive open plan kitchen and living area features a triple aspect with a vaulted ceiling, under floor heating, remote velux windows and sliding glazed doors to the private rear garden. Ample space is available for family dining and a generous seating area. The stylish fitted kitchen offers an extensive range of matt gray wall and base units with contrasting quartz worksurfaces and breakfast bar. Integrated appliances include a single oven, combi oven, warming drawer, induction hob and extractor hood over. Space is available for an American fridge freezer and a wine cooler with fitted full height shelved storage with pull out racks.

The spacious principal bedroom offers a range of built in wardrobes and space for a seating area served by a luxury en-suite, comprising a spa bath, walk in shower with rain fall dual head shower, contemporary wash basin, wc and heated towel rail. Bedrooms two and three are double rooms with built in wardrobes to bedroom two. The fully tiled family bathroom comprises a panelled bath with dual head shower over, wash basin, wc and heated towel rail.

Parking

Off road parking is available on the edged driveway which fronts the single garage with up and over door. Access is available to the loft space via a hatch.

Outside

A secure side gate accesses the private and mature rear garden with a paved seating area which abuts the rear of the property, extending to a covered seating area. A well tended central lawn meets a wood chip play area to the rear set against a leafy backdrop of mature trees. An insulated and double glazed timber cabin/ home office offers an additional and versatile space which is fitted with power, light, heating and broadband.

Location

Ashurst is conveniently positioned within the New Forest National Park, minutes from the open Forest with a wealth of local amenities within walking distance in the village including shops, restaurants, public houses and a train station with a direct line to London Waterloo. Well regarded schooling for all ages is within easy reach at Foxhills and Hounsdown schools. Lyndhurst is just 3 miles away with a comprehensive range of amenities available in the neighbouring town of Totton or commercial centre of Southampton. Access onto the motorway assures Ashurst as a highly convenient location for easy access to the south coast or London.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Foxhills Infant & Junior

Secondary School

Hounsdown

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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