



72 Lyndhurst Road | £899,000
Ashurst, Hampshire, SO40 7BE





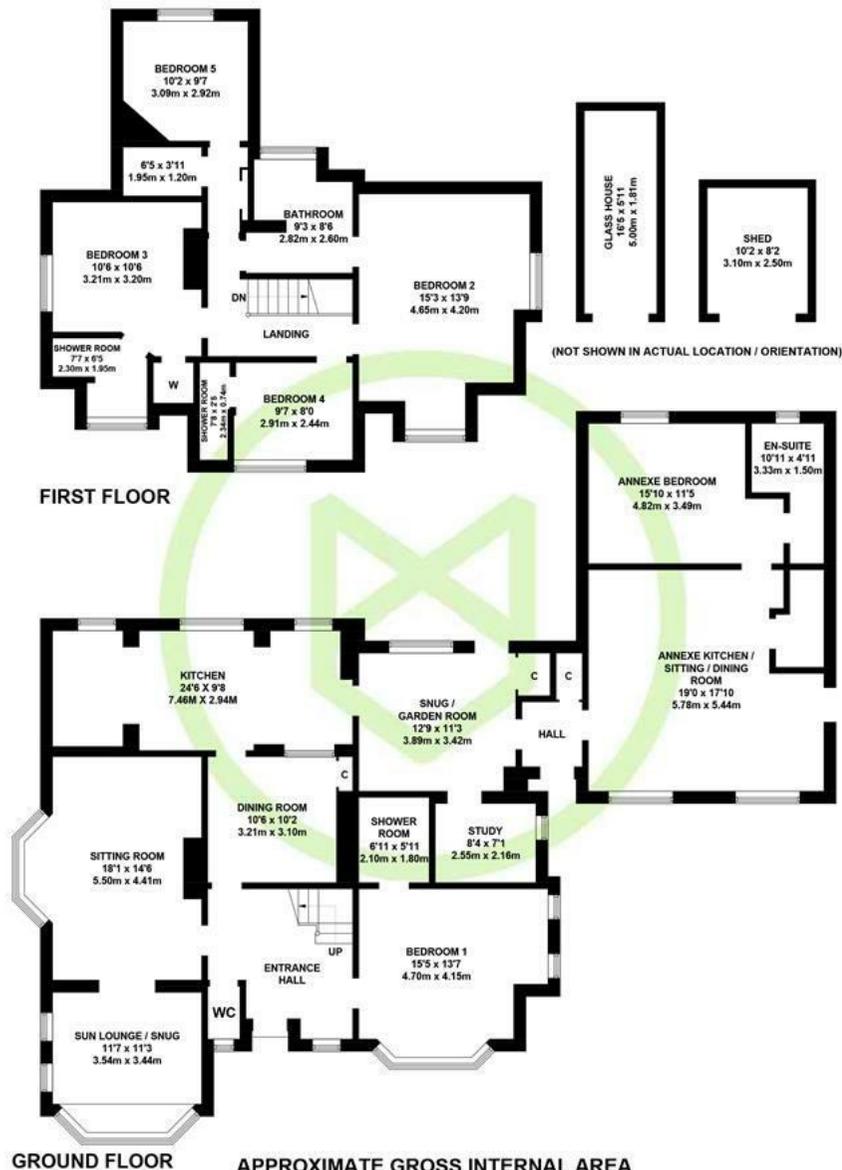
72 Lyndhurst Road
Ashurst, Hampshire, SO40 7BE

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Summary

This impressive and versatile New Forest residence is enviably positioned in the heart of the desirable village of Ashurst enjoying a wealth of amenities nearby, including direct access to London Waterloo via Ashurst station. Previously ran as a thriving Guest House the immaculate accommodation offers five double bedrooms within the main residence, four of which boast en-suite facility's with one of the bedrooms on the ground floor. At least five receptions are available, complemented by the stylish fitted kitchen with a range of integrated appliances. The adjoining self contained annexe is ideal for buyers looking to generate income or accommodate a relative with a generous bedroom and en-suite with a spacious reception, kitchen area and court yard garden. Extensive parking is available at the front of the property for numerous vehicles on the gated driveway.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1961 SQ FT / 182.2 SQ M
(INCLUDING ANNEXE)
FIRST FLOOR = 863 SQ FT / 80.2 SQ M
OUTBUILDINGS = 180 SQ FT / 16.7 SQ M
TOTAL = 3004 SQ FT / 279.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1102450)

Summary

- An impressive detached New Forest residence
- Versatile accommodation with five bedrooms and four en-suites
- Self contained Annexe offering scope to generate income
- Located in a popular New Forest village
- Up to five reception rooms
- Stylish modern kitchen/breakfast room
- Extensive parking on the gated driveway
- Private and mature gardens
- All mains services

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

The composite front door opens into the welcoming entrance hall with stairs to the first floor and useful cloakroom with wc. The sitting room to the left features a bay window and attractive fireplace with a coal effect flueless gas fire. Glazed French doors open into the adjoining sun lounge. A dining room with built in storage accesses the stylish fitted kitchen overlooking the private rear garden, offering a range of shaker style wall and base units with contrasting granite effect work surfaces and breakfast bar. A quality Smeg range style cooker is included with extractor hood over and carousel corner units to maximise on the space available. There is plumbing and space for a range of additional white goods. The snug allows access to the rear garden and to the office/study with secured door through to the annexe. A large double bedroom is located on the ground floor enjoying a dual aspect and boasting a modern en-suite shower room.

First Floor

The first floor landing serves four double bedrooms with two en-suite shower rooms. The principal bedroom again enjoys a dual aspect with a Jack & Jill bathroom with a shower over the bath, wc, wash basin and heated towel rail. This is also accessed from an inner hall off bedroom four as well as a large airing cupboard providing useful storage.

Annexe

The Impressive annexe is currently utilised as an Airbnb with its own entrance and courtyard garden. A spacious reception area offers ample space for seating and dining with a large storage cupboard. The kitchen area is fully equipped with a range of wall and base units, space and plumbing for white goods and space for an oven. The bedroom is a generous double room with an en-suite bathroom.

Parking

Extensive off road parking is available for numerous vehicles on the gated driveway within the enclosed and private frontage.

Outside

Secure side gates either side of the property access the landscaped rear garden with has been lovingly upgraded by the current owners with a spacious patio area ideal for entertaining or relaxing in this wonderfully private outdoor space. Mature hedgerows to the rear boundary provide an attractive backdrop with neatly trimmed lawns and well stocked borders. A raised central pond and water feature provide a focal point with a timber shed and two green houses.

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.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Foxhills Infant & Junior School

Secondary School

Hounslow School

Council Tax

Band G - 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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