







19A Fir Road | £550,000

Ashurst, Southampton, SO40 7AZ

Henshaw Fox









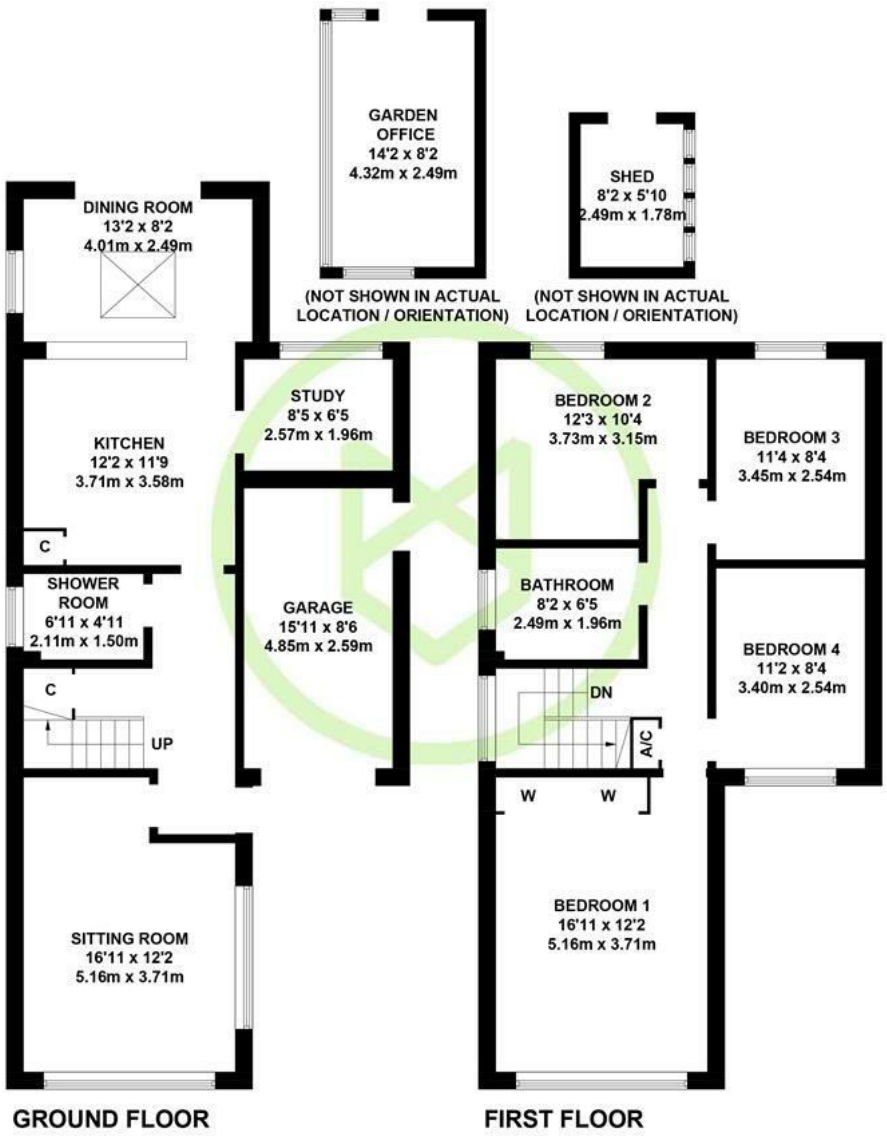




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Ashurst, Southampton, SO40 7AZ

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 674 SQ FT / 62.6 SQ M
FIRST FLOOR = 707 SQ FT / 65.7 SQ M
OUTBUILDINGS = 301 SQ FT / 28.0 SQ M
(INCLUDING GARAGE)
TOTAL = 1682 SQ FT / 156.3 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1345267)

Summary

This detached and deceptively spacious family home is conveniently positioned in the heart of the desirable New Forest of Ashurst with a wealth of amenities on the doorstep including shops, restaurants and Ashurst train station with a direct link to London Waterloo. The four bedrooms are well proportioned double rooms complemented by a modern family bathroom and a shower room in the ground floor. The open plan kitchen and dining area provide a social space, ideal for modern family living with a study adjacent and a separate sitting room at the front of the house. Ample off road parking is available on eh gated driveway extending to the integral single garage. A private and enclosed rear garden features a brick built outbuilding, perfect as a home office or workshop with timber garden shed for storage.

Features

- A traditional and detached family home
- Enviably positioned in the heart of the New Forest village of Ashurst
- Four generous double bedrooms
- Modern family bathroom and ground floor shower room
- Open plan kitchen and dining area overlooking the rear garden
- Separate dual aspect sitting room and a study
- Ample off road parking and integral single garage
- Private and enclosed rear garden
- Brick built outbuilding and timber garden shed
- Easy access to the open forest and Ashurst train station

EPC Rating

Energy Efficiency Rating
Current E
Potential C

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Ground Floor
A covered entrance and part glazed front door opens into the bright and welcoming entrance hall flooded with natural light and offering space for coats and shoes with storage space under the stairs. The dual aspect sitting room features a wall mounted pebble effect electric fire as a focal point. At the rear of the property is the open plan kitchen and dining area creating a social space, perfect for modern day family living with an open arch into the adjoining study. The fitted kitchen offers a range of wall and base units with contrasting worksurfaces and breakfast bar. A five burner gas hob and extractor hood are integrated with plumbing and space for white goods. A larder cupboard provides additional storage space. The generous dining area features a roof lantern as well as sliding patio doors to the private and enclosed garden. A tiled shower room off the entrance hall is fitted with a cubicle and electric shower, vanity unit with mounted wash basin, wc and heated towel rail.

First Floor
The landing hosts the shelved airing cupboard and immersion tank with access to the loft space via a hatch and pull down ladder. Bedroom one is a generous double room overlooking the front aspect with full height built in wardrobes. Three further double bedrooms are well proportioned and served by the modern family bathroom comprising a bath with shower attachment over, separate shower cubicle, vanity unit with mounted wash basin, wc and heated towel rail.

Parking
The gated and paved driveway provides ample off road parking for several vehicles and extends to the integral single garage.

Outside
Secure side gates access the enclosed and child friendly rear garden with a walled seating area and decking that abuts the property with a further raised patio area for al fresco dining. A well tended lawn extends to the rear of the garden bordered by neatly trimmed hedgerows and a variety of mature shrubs and plants. A brick built outbuilding provides a versatile space for a home office/gym or workshop with a timber garden shed to the rear

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 Infants & Junior School

Secondary School
Hounsdown Academy

Council Tax
Band F - New Forest District Council

Disclaimer Property Details
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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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