



11, Oak Road, Ashley, New Milton, BH25 5BE

£389,950

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*11 Oak Road
Ashley
New Milton
Hampshire
BH25 5BE*

This highly deceptive two double bedroom detached bungalow is situated a short walk from New Milton town centre, the local shops, and the bus route. The property offers bright and spacious accommodation with features including an L-shaped sitting/dining room, a generous conservatory, a large master bedroom, a secluded garden, and ample parking for three to four vehicles.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Shower Room
- Cloakroom
- Single Garage
- Driveway



The Property

Entrance hall with carpeted flooring, useful storage cupboards, a cupboard housing the electrical consumer unit and electric meter, and an airing cupboard housing the combination boiler.

The sitting room has a bright double aspect with a large picture window looking through to the conservatory, a feature fireplace with an inset electric fire, and a TV aerial point.

This opens through to the dining room, which has sliding patio doors into the conservatory, ample space for furniture, and an archway leading through to the kitchen.

The kitchen is fitted with a range of shaker style wall and base units with a contrasting marble effect worktop, a stainless steel sink with a mixer tap and drainer, an eye level double oven, a four burner electric hob with extractor fan over, space and plumbing for a tall stand up fridge/freezer and washing machine, and a UPVC door leading out to the rear garden.

The conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows, a polycarbonate roof, double casement doors leading out to the patio and rear garden, Amtico style flooring, and a radiator.

To the front of the property are two double bedrooms, with the master being extremely spacious, with a good degree of built-in storage and a bright double aspect.

Shower room with fully tiled walls, tile effect flooring, and a white suite comprising a walk-in shower with Mira electric shower attachments, a glass shower door, a wash hand basin with a mixer tap and storage beneath, a corner WC, a heated towel rail, and a UPVC window.

Separate cloakroom with a wall hung wash hand basin, a WC, part tiled walls, and a UPVC window.





Gardens & Grounds

To the front of the property is a generous garden, mainly laid to lawn, with a tarmac driveway providing off road parking for three to four vehicles and access to the single garage, which has an up and over door, power, and lighting.

The rear garden enjoys a bright, sunny westerly aspect, featuring a patio area, a summerhouse, a storage shed, and the remainder laid to lawn with high level shrubs, making it extremely private and secluded.

Services

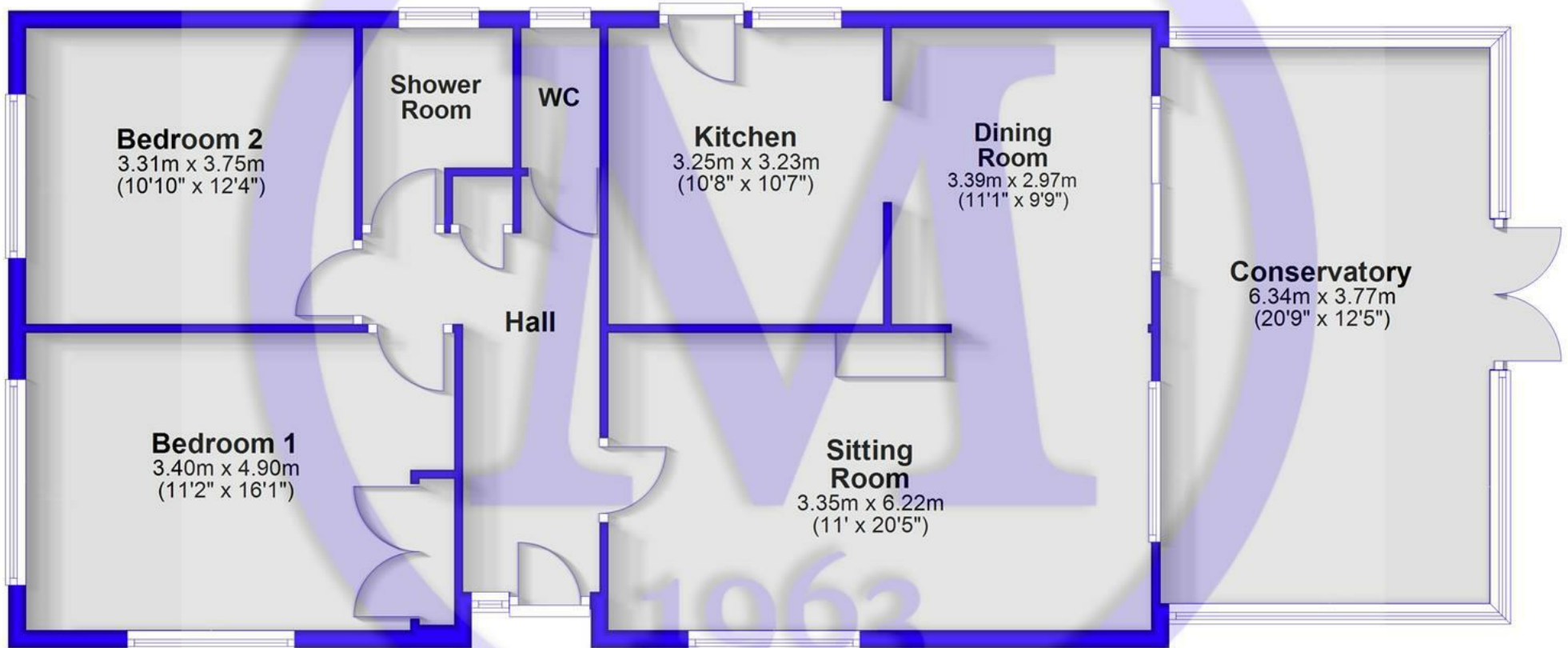
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: D

Floor Plan

Approx. 112.1 sq. metres (1206.9 sq. feet)



Total area: approx. 112.1 sq. metres (1206.9 sq. feet)



Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated ‘Good’ Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area’s charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.



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