



**4 Pitts Place, Ashley, New Milton, Hampshire. BH25 5QX**

**Guide Price £356,000**



**Ross Nicholas & Company Limited**  
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BH25 6DQ  
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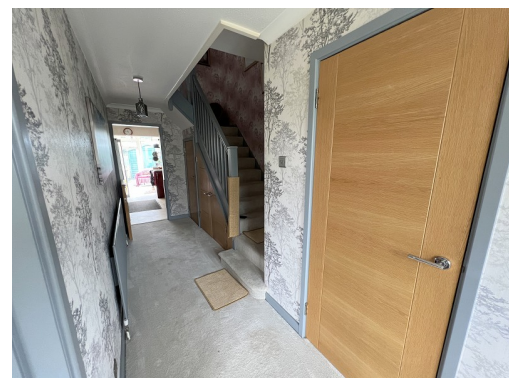




## 4 Pitts Place, Ashley, New Milton, Hampshire. BH25 5QX

**Guide Price £356,000**

A uniquely positioned three bedroom semi-detached house located in a semi-rural location with views over adjoining fields. Features of the property include entrance porch, entrance hall, kitchen/breakfast room, ground floor cloakroom, lounge/dining room, bath/shower room, gas fired central heating, wood burner, oak doors, garage, Sole Agents. Vendor suited.



## ENTRANCE PORCH

Double glazed door and matching side screens and windows. Polycarbonate roof, UPVC double glazed front door with matching side screen providing access to:

## ENTRANCE HALL

Staircase to first floor landing, panelled radiator, power points, under stairs storage cupboard incorporating drawers and shelving.

## CLOAKROOM

Obscure double glazed window onto front elevation. Panelled walls, low level WC, wash bowl with monobloc mixer tap and storage cupboards beneath. Eye level storage cupboards, vertical radiator.

## SITTING ROOM/DINING ROOM (28' 3" X 11' 1") OR (8.60M X 3.37M)

Aspect to both front and rear elevations with UPVC double opening doors providing access onto rear garden. Recessed wood burner fitted into a brick fire surround with tiled hearth and wooden mantel. Power points some of which have USB connections, tubular radiator.

## KITCHEN (9' 11" X 9' 1") OR (3.02M X 2.78M)

Butler style sink unit with monobloc mixer tap set into a wood work surface extending along two walls with storage cupboards beneath. Integrated Bosch dishwasher, recess for Range cooker with base drawers and cupboards to side. Recess for American style fridge/freezer, eye level storage cupboards, part tiled wall surrounds, openway through to breakfast area where additional wood work surfaces continue with integrated washing machine, tumble dryer and drinks cabinet. UPVC double glazed window with views onto garden and adjacent fields.

## LANDING

Hatch to loft area with pull down ladder. Linen cupboard housing gas fired boiler with slatted shelving and panelled radiator.

## BEDROOM 1 (13' 8" X 11' 1") OR (4.16M X 3.37M)

Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points, recessed double wardrobe with hanging rails and shelving, additional wardrobe units comprising two double units with hanging rails and shelving, sliding doors, two of which are mirrored.

## BEDROOM 2 (12' 2" X 11' 1") OR (3.71M X 3.37M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, recessed wardrobe with sliding doors, hanging rail and shelf. Large double wardrobe unit with hanging rail and shelving. Power points.

## BEDROOM 3 (9' 11" X 7' 1") OR (3.02M X 2.17M)

Aspect to the rear elevation, ceiling light, panelled radiator, fitted triple wardrobe unit with mirror fronted doors, hanging rails and shelving. Panelled radiator, power points.

## BATH/SHOWER ROOM

Obscure UPVC double glazed window to the front. P shaped bath with curved shower screen, monobloc mixer tap and rain effect shower head and hand held shower attachment, low level WC. Wash hand basin with monobloc mixer tap, storage cupboards beneath, mirror fronted medicine cabinet over with shelving. Double shower cubicle with glazed shower screen, rain effect shower head and hand held shower attachment. Low level WC, smooth finished ceiling, ceiling light. Vertical panelled radiator.

## OUTSIDE

The front garden has a paved pathway with steps leading to the front door with a garden area with has a central paved patio surrounded by artificial grass. Feature raised flower beds with sleepers and views over fields. Paved pathway extends along the side elevation where there is an additional paved flower bed. This leads to:

## REAR GARDEN

Designed for easy maintenance with artificial grass. Brick paved raised flower beds and raised patio area. The garden is enclosed behind both brick walling and close board fencing and benefits from timber shed, outside lighting, continental fixed bar-b-que area with work surface to side.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and continue until reaching the traffic lights at Ashley. Turn right and continue until reaching Pitts Place on the left.

## PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property and AI may have been used to enhance the original photograph.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



## TENURE

The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band D

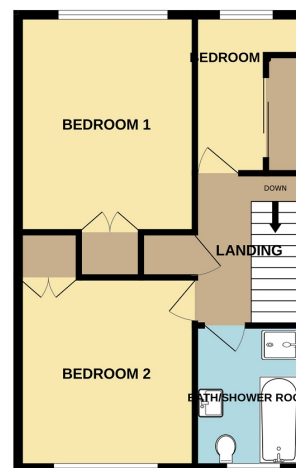
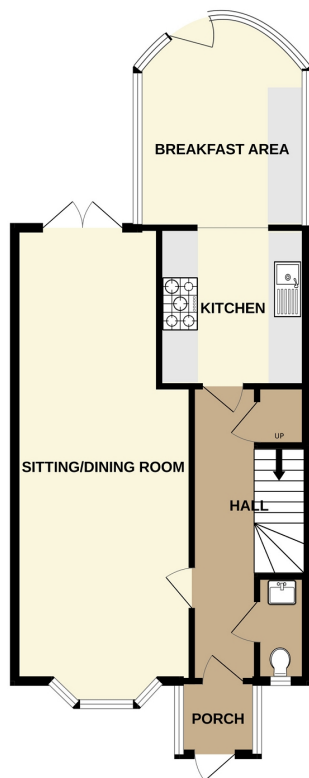
## EPC RATING

The EPC rating for this property is C71



GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.