



*7, Vernalls Court, Ashley, New Milton, BH25 5GU*

*£325,000*

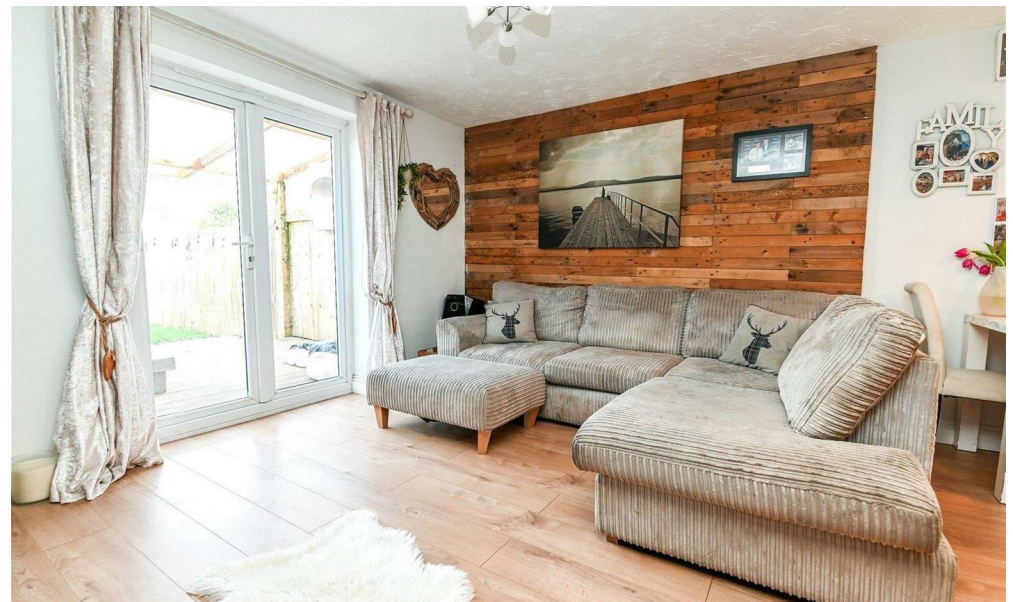
**Mitchells**  
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7 Vernalls Court  
Ashley  
New Milton  
Hampshire  
BH25 5GU

A well presented three bedroom house situated in a lovely, quiet cul-de-sac on a popular modern development. The property features a modern kitchen, a ground floor WC, a spacious sitting/dining room, three bedrooms, a contemporary bathroom, a private rear garden, and two parking spaces.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Ground Floor WC
- Three Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- Two Parking Spaces



## The Property

Entrance hall with timber effect flooring and a useful storage cupboard, currently housing the fridge/freezer.

Modern kitchen with a continuation of the timber effect flooring, a generous range of shaker style wall and base units with a timber effect worktop, a stainless steel sink unit with a mixer tap and drainer, an induction hob, a built-in electric oven, and space with plumbing for a washing machine and dishwasher.

Ground floor WC with a radiator, a UPVC double glazed window, and a wash hand basin with a mixer tap over and storage beneath.

The sitting/dining room is spacious, with stairs leading to the first floor and double casement doors opening onto the rear garden.

First floor landing with a useful airing cupboard.

Three bedrooms on the first floor, with bedroom one benefiting from two built-in wardrobes. Bedrooms two and three are located at the rear of the property, with the loft hatch found in bedroom three.

Modern family bathroom with tiled flooring and fully tiled walls, an extractor fan, and a suite comprising a panel bath with a mixer tap and waterfall shower head, a WC, a chrome ladder style heated towel rail, and a wash hand basin with a mixer tap over and storage beneath.





## *Gardens & Grounds*

To the front of the property is a small lawn area with a paved patio pathway leading to the front door.

The property benefits from two parking spaces, which are only a short, level walk from the front door.

At the rear of the property is a good sized timber decking area with a polycarbonate roof, a lawn, a timber garden shed, a shingle area with a hot tub, and a garden gate providing rear access.

## *Services*

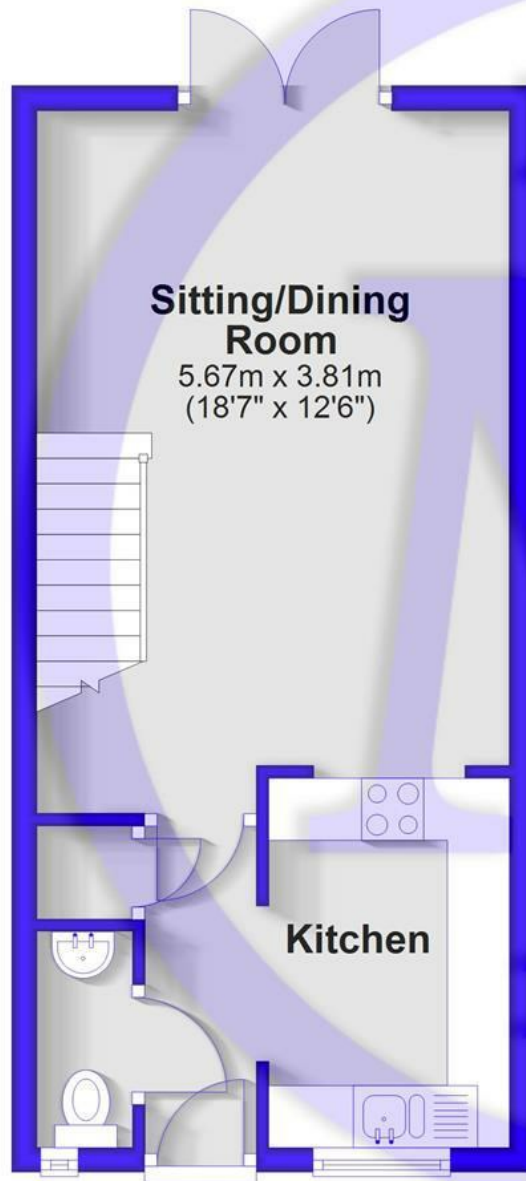
Mains gas, electricity, water and drainage

Council Tax Band: B

Energy Performance Certificate (EPC) Rating:

## Ground Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



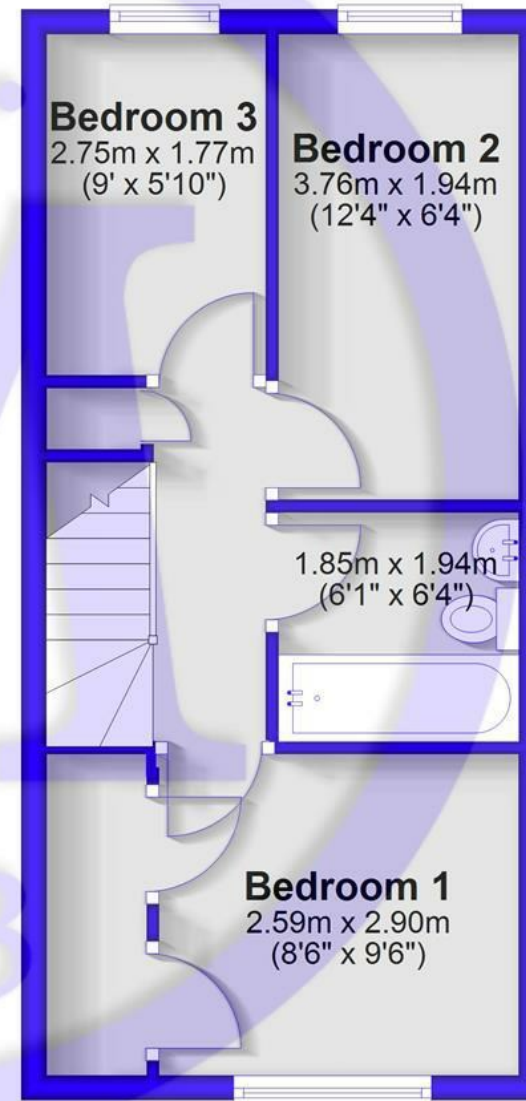
**Sitting/Dining Room**

5.67m x 3.81m  
(18'7" x 12'6")

**Kitchen**

## First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



**Bedroom 3**

2.75m x 1.77m  
(9' x 5'10")

**Bedroom 2**

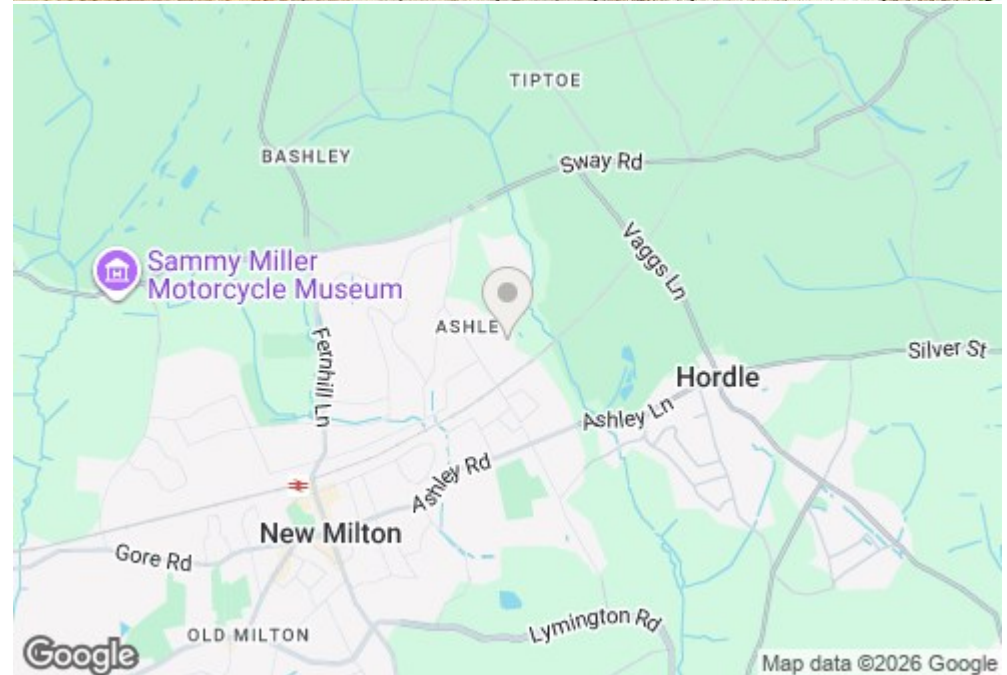
3.76m x 1.94m  
(12'4" x 6'4")

1.85m x 1.94m  
(6'1" x 6'4")

**Bedroom 1**

2.59m x 2.90m  
(8'6" x 9'6")

Total area: approx. 64.1 sq. metres (689.9 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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