



14 Ashdown Walk, New Milton, Hampshire. BH25 6TX

£540,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500

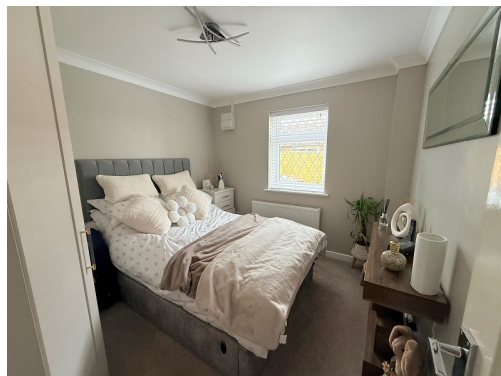




14 Ashdown Walk, New Milton, Hampshire. BH25 6TX

£540,000

A very well presented three double bedroom detached bungalow located in a quiet cul-de-sac location within a popular residential area. Features of the property include Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Conservatory, Shower Room, Separate Cloakroom, Garage, off road parking, landscaped gardens. Sole Agents.



ENTRANCE HALL

Accessed via composite front door. Hatch to loft area with pull down ladder. Two ceiling light points, double panelled radiator, power points, Cloaks cupboard with hanging rails and shelving. Airing cupboard with modern Vaillant gas fired boiler and pre-lagged hot water cylinder with fitted immersion heater, slatted shelving and pump providing pressurised water.

SITTING ROOM (20' 2" X 12' 6") OR (6.14M X 3.80M)

Ceiling light, double panelled radiator, aspect to side elevation through UPVC double glazed windows. Power points, feature fireplace with stone surround, hearth and mantel. Connections for wall hung television. Door providing access to:

KITCHEN/BREAKFAST ROOM (16' 0" X 10' 2") OR (4.87M X 3.11M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting. Single bowl single drainer stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine and dishwasher, electric oven with five ring electric hob and extractor fan over. Additional work surface extending along one wall with base drawers and cupboards beneath. Tiled wall surrounds, eye level storage cupboards, under counter lighting, recess for American style fridge/freezer, double opening double glazed French doors providing access to:

CONSERVATORY (16' 9" X 8' 4") OR (5.10M X 2.54M)

Low walling with UPVC double glazed construction and Polycarbonate roof, tiled flooring, central double opening UPVC double glazed doors providing access onto rear garden, power points. Panelled radiator and connections for wall hung television.

BEDROOM 1 (13' 4" X 9' 8") OR (4.06M X 2.94M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, connections for wall hung television. Fitted wardrobes comprising three double units with hanging rails and shelving.

BEDROOM 2 (10' 4" X 9' 11") OR (3.16M X 3.03M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, connections for wall hung television. Recessed wardrobe with hanging rails and shelving.

BEDROOM 3 (9' 11" X 9' 6") OR (3.01M X 2.89M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, modern fitted consumer unit, fitted wardrobes comprising one double and two single units with hanging rails and shelving.

SHOWER ROOM

UPVC double glazed window to side, recessed lighting, extractor fan, large walk-in shower cubicle with shower unit. Low level WC with concealed cistern set into a unit incorporating wash hand basin with monobloc mixer tap and storage drawers. Heated towel rail, large mirror fronted medicine cabinet with display shelving to side.

SEPARATE WC

Obscure UPVC double glazed window to side. Wash hand basin with storage beneath, splash back and mirror fronted medicine cabinet.

OUTSIDE

There is parking for three to four cars subject to size and an area which is designed for easy maintenance having artificial grass and shrub beds. A pathway extends along the side elevation providing access to the front door with outside lighting and water tap. From the driveway access is given to:

GARAGE

Under a pitched roof with remote controlled up and over door, power and light and personal door providing access onto side elevation where there is an additional area designed for easy maintenance with shrub and flower beds, artificial lawn and raised vegetable patch. To the rear of the garage there is a timber garden store with covered storage and workshop are with power and light. The gardens extend along the side elevation where there is another area of lawn with well established shrub and flower beds leading to the picket gate and fence.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn with well established shrub and flower beds. The garden is enclosed behind close board fencing providing seclusion and enjoys a number of out buildings incorporating summerhouse with double opening doors together with timber garden shed and leads to covered area which in turn leads to front boundary.

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 and turn right at Caird Avenue then first right into Inglewood Drive then second left into Ashdown Walk. Once in Ashdown Walk take the third turning left and number 14 will be located in the left hand corner.

PLEASE NOTE

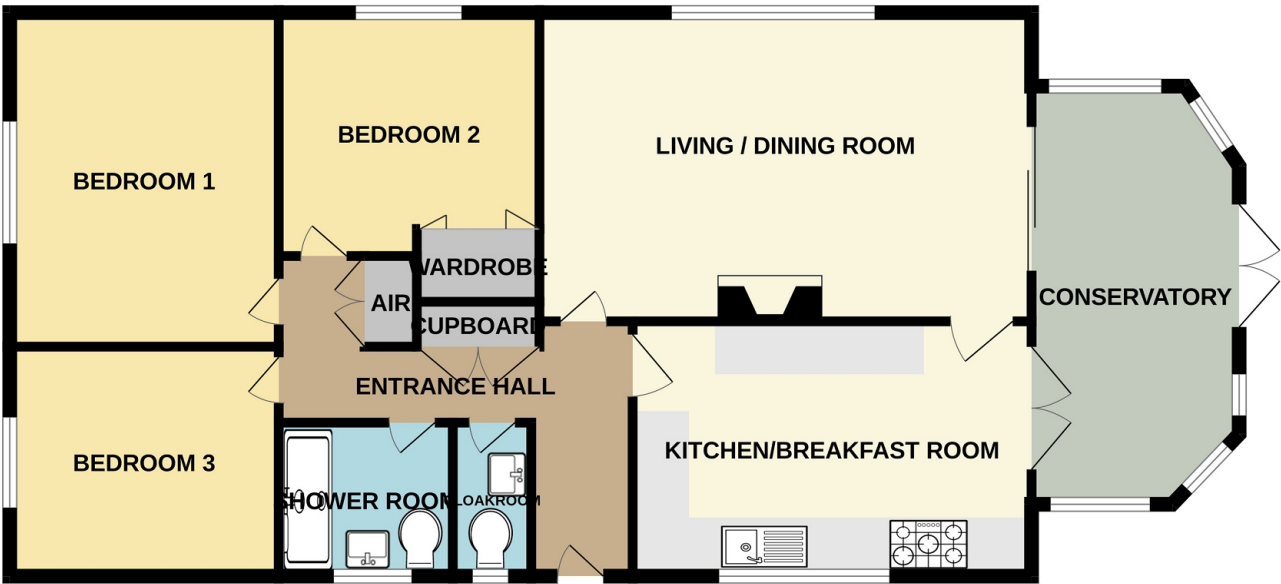
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred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



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. 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.

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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.
Made with Metropix ©2026

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.