



9 Chestnut Drive | £795,000  
Ashurst, Southampton, Hampshire, SO40 7DW





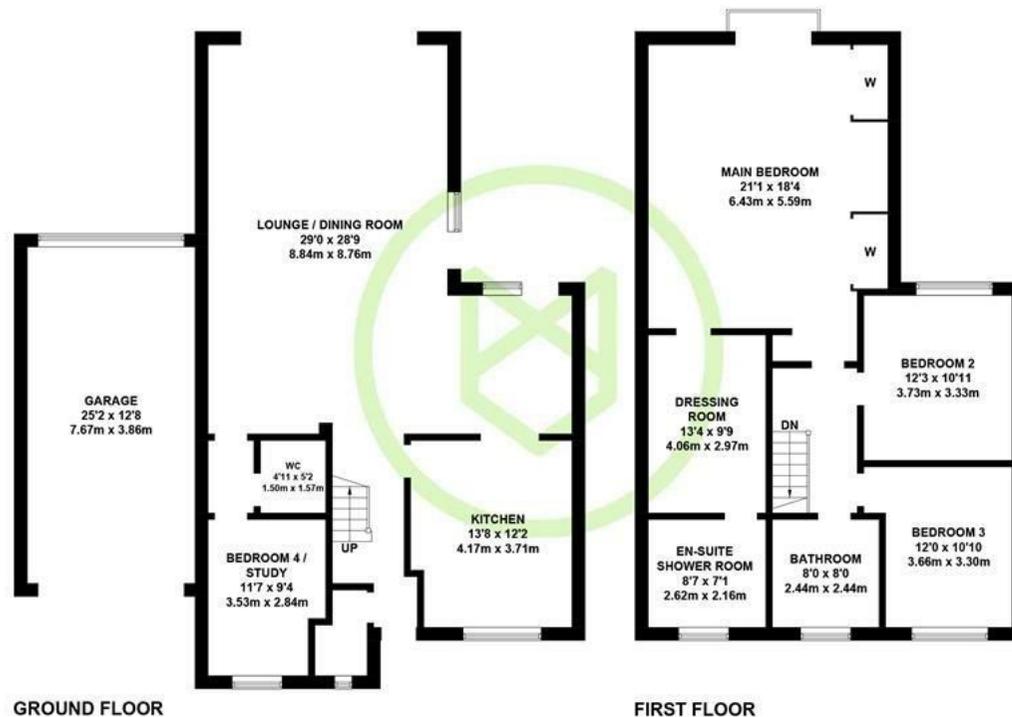
9 Chestnut Drive  
Ashurst, Southampton, Hampshire, SO40 7DW

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# Summary

Set in the sought-after village of Ashurst on the edge of the New Forest National Park, this exquisite residence effortlessly combines luxury living with everyday comfort. Boasting sophisticated interiors and outstanding attention to detail, the ground floor of this stunning property is the perfect social venue with bifold doors opening to a landscaped outdoor seating area. The stylish fitted kitchen features a range of integrated appliance's and a central island. There are three double bedrooms on the first floor with the expansive master suite hosting a generous fully fitted dressing room through to a luxury en-suite shower room. An additional fourth bedroom/study is situated on the ground floor currently utilised as an office with a useful cloakroom adjacent. If reconfigured, a fourth bedroom could be created on the first floor. Gardens to both the front and rear have been meticulously landscaped with parking for several vehicles on the neatly edged driveway accompanied by the dual access garage with remote roller door.



## Features

- An impressive contemporary home
- Beautifully presented throughout offering over 2000 sqft of accommodation
- Up to four double bedrooms available
- Luxury principal bedroom with Juliette balcony, dressing room and ensuite shower room
- Impressive 28 ft open plan living area
- Stylish fitted kitchen with range of integrated appliances and central island
- Ample off road parking and large garage with remote roller door
- Landscaped and private rear garden with entertaining area and hot tub
- Desirable New Forest village location
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1070 SQ FT / 99.4 SQ M  
FIRST FLOOR = 1018 SQ FT / 94.6 SQ M  
GARAGE = 316 SQ FT / 29.4 SQ M  
TOTAL = 2404 SQ FT / 223.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1236688)

# 9, Chestnut Drive, Ashurst, Southampton, Hampshire, SO40 7DW

## Ground Floor

A covered entrance with a graphite grey composite door opens into the impressive entrance hall, which features a floating American black walnut and glass staircase. The living area is open to the hall providing a fantastic open area extending to 28' with a contemporary log burning stove and bifold doors to the rear aspect opening out to the superb patio and seating area. Two further sets of sliding patio doors access the extensive patio area from the lounge and adjacent dining area. The stylish modern kitchen offers a range of gloss fronted wall and base units with contrasting white work surfaces and central island. A comprehensive range of integrated appliances comprise an eye level oven, combi-oven, induction hob with extractor and dishwasher. An inner hall accesses the cloakroom fitted with contemporary Porcelanosa sanitary ware with the study/optional fourth bedroom adjacent. A boot room completes the ground floor accommodation with plumbing for white goods.

## First Floor

The first floor landing allows access via a hatch and ladder to the extensive loft space which is partially boarded affording ample storage and lighting. The wonderfully spacious master bedroom boasts a Juliette balcony overlooking the rear garden, fitted wardrobes and a walk-in dressing room, which could be converted back to a fifth bedroom if required, featuring bespoke hanging and shelving solutions. The en-suite is fully tiled and comprises a walk-in shower, contemporary sanitary ware and heated towel rail. Bedrooms two and three are both generous double rooms served but the luxury family bathroom with panelled bath and shower over.

## Parking

The property is approached via a shaped and neatly edged driveway proving ample off road parking for several vehicles with a stone parking area adjacent. The generous garage is fitted with a remote roller door as well as a rear door allowing vehicular access to the rear.

## Outside

The private landscaped rear garden features an extensive wrap around patio and entertaining area providing several seating areas to relax and socialise, with external lighting and a hot tub. Neatly trimmed hedgerows border the lawn, interspersed with mature trees creating a pleasant and colourful backdrop.

## 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.

## Sellers Position

No onward chain

## Heating

Gas fired central heating

## Infants & Junior School

Foxhills Infant & Junior

## Secondary School

Hounsdown Academy

## 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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