



1, Foxhills, Ashurst, SO40 7ED
Guide Price £470,000

brantons



Property

Situated within the highly regarded residential village of Ashurst, Brantons Independent Estate Agents are delighted to present for sale this charming and extended detached bungalow.

The accommodation is comprised of three bedrooms, two of which are generous double rooms, and there is also a lounge with feature fireplace log burner, a modern kitchen with breakfast bar, and a contemporary family bathroom.

The front of the property provides ample low maintenance driveway parking for several vehicles behind a traditional five bar gate and at the rear is a garden that benefits from a good degree of privacy and seclusion and measures approximately 140 feet in length. The garden is largely laid to lawn with flower beds, patio seating area and two useful timber sheds, one of which is equipped with power and lighting.

In our opinion this property is presented to the highest standard of decorative order throughout, and Brantons recommend booking an early viewing to fully appreciate the location and accommodation this property has to offer.

Features

- *NO FORWARD CHAIN*
- Charming, Extended Detached Bungalow
- Three Bedrooms
- Lounge with Feature Fireplace
- Modern Kitchen-Breakfast Room with Some Integral Appliances
- Contemporary Family Bathroom
- Ample Gated Driveway Parking for Several Vehicles
- Rear Garden Approximately 140ft in Length
- Presented to a High Standard of Decorative Order Throughout
- Situated in a Highly Sought After Residential Village

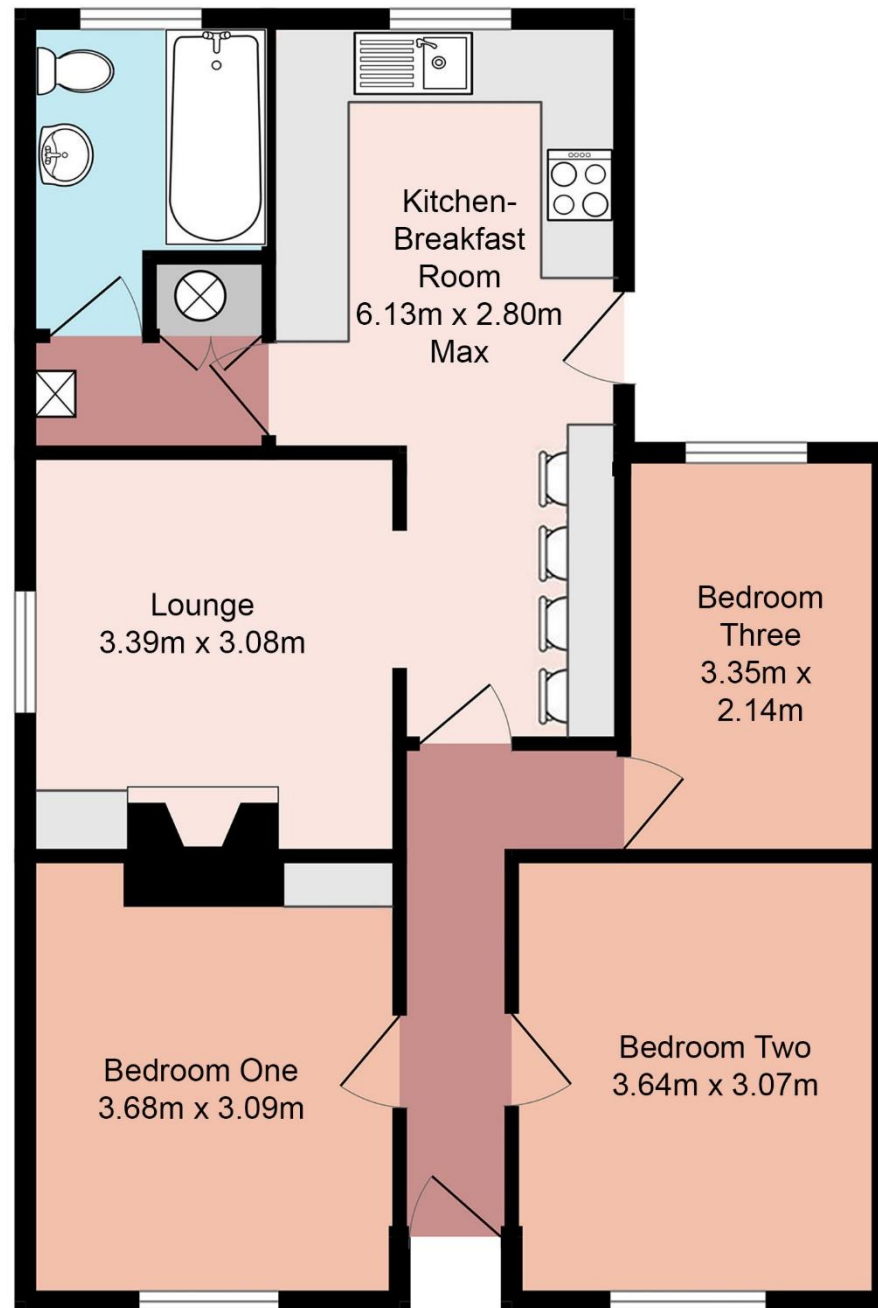


Area

The picturesque village of Ashurst nestles within the Eastern boundary of the New Forest National Park and is often described by locals as 'the gateway to the forest'. Ashurst offers convenient transport links to Totton, Southampton (A35) and London via a mainline train station.

The village has an excellent selection of amenities including pubs and restaurants and a post office. From a family perspective one of the most desirable features of Ashurst is the schools. The area falls within the highly regarded Foxhills and Hounsdown catchments.





Ground Floor
65.9 sq.m. approx.

Accommodation

Lounge 11' 1" x 10' 1" (3.39m x 3.08m)

Kitchen-Breakfast Room 20' 1" x 9' 2" (6.13m x 2.80m)

Bedroom One 12' 1" x 10' 2" (3.68m x 3.09m)

Bedroom Two 11' 11" x 10' 1" (3.64m x 3.07m)

Bedroom Three 11' 0" x 7' 0" (3.35m x 2.14m)

Bathroom 8' 7" x 6' 8" (2.61m x 2.02m)





Directions

From our office turn right onto the A36. At the roundabout take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the third exit turning right onto Kneller Lane. At the end of the road turn right and then take the next left onto Foxhills. The property will be found on the right hand side.

Distances

- Motorway: 2.7 miles
- Southampton Airport: 10.0 miles
- Southampton City Centre: 5.9 miles
- New Forest Park Boundary: Within miles
- Train Stations
 - Ashurst: 1.4 miles
 - Totton: 2.2 miles

Information

- Local Authority: New Forest District Council
- Council Tax Band: D
- Tenure Type: Freehold
- School Catchments
 - Infant: Foxhills
 - Junior: Foxhills
 - Senior: Hounsdown

Energy Performance

20/11/2025, 10:30

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

1 Foxhills
Ashurst
SOUTHAMPTON
SO40 7ED

Energy rating
D

Valid until:
4 October 2033

Certificate number:
9009-1206-6607-0550-0500

Property type
Detached bungalow

Total floor area
71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a **score**. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9009-1206-6607-0550-0500?print=true>

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