



34 Lyndhurst Road | £775,000
Ashurst, Southampton, SO40 7DU





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Summary

A traditional and attractive detached family home conveniently situated in the heart of the desirable New Forest village of Ashurst, set back from the road on a generous mature plot extending to over a fifth of an acre. The spacious accommodation extends to approximately 2300 sq ft with approved planning to extend further. Four double bedrooms on the first floor are served by a family bathroom and en-suite to bedroom one. An optional fifth double bedroom with en-suite shower room is situated on the ground floor offering versatility. The spacious open plan dining room flows into the adjoining sitting room with access through to the impressive conservatory offering an additional reception room. The fitted kitchen over looks the front garden with dual driveways offering ample off road parking extending to a carport and single garage. The enclosed and child friendly rear garden is predominantly laid lawn flanked by a variety of mature shrubs and small trees creating a colourful and leafy back drop. A walled patio area and pergola are ideal entertaining with a large greenhouse for keen gardeners.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1433 SQ FT / 133.1 SQ M
FIRST FLOOR = 1032 SQ FT / 95.9 SQ M
OUTBUILDINGS = 294 SQ FT / 27.3 SQ M
TOTAL = 2759 SQ FT / 256.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1310971)

Features

- An attractive detached family home extending to 2300 sq ft
- Planning permission approved to extend further (Ref 25/00237)
- Up to five generous double bedrooms with two en-suites
- Desirable New Forest village location
- Spacious open plan dining room and sitting room
- Impressive conservatory providing additional reception space
- Fitted kitchen overlooking the front aspect
- Dual driveway offering ample parking, car port and garage
- Mature plot extending to just over one fifth of an acre
- Private and child friendly rear garden

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

The glazed front door opens into the light and spacious entrance hall with access to the cloakroom fitted with a wc and wash basin, airing cupboard and under stairs cupboard. The generous open plan dining room offers ample space for family dining and features an ornamental red brick fireplace as a focal point and flows into the adjoining sitting room. Sliding patio doors access the impressive conservatory providing an additional reception room overlooking the enclosed and private garden via French doors. The triple aspect kitchen overlooks the front garden and offers a range of shaker style wall and base units with contrasting work surfaces. Integrated appliances include a double oven, four burner gas hob with extractor hood over, space and plumbing for a range of white goods. The optional fifth bedroom is situated off the dining area and is a large double room with an ensuite wet room comprising a panelled bath, walk in shower, vanity unit and wash basin and a dual flush wc.

First Floor

The half landing has a recess with access to eaves storage as well as a large storage cupboard on the landing. All four of the bedrooms are impressive double rooms, of which three enjoy a double aspect. The principal bedroom boasts built in storage and an ensuite bathroom with a shower over the bath, vanity unit and wash basin, bidet and wc. The family bathroom comprises a panelled bath with shower attachment, vanity unit with wash basin and a dual flush wc.

Parking

An attractive walled frontage and two driveways either side of the property provide ample off road parking extending to a car port and single garage.

Outside

Secure gates each side of the property access the enclosed and private rear garden which is predominantly laid to lawn, flanked by an abundance of colourful and mature shrubs, plants and small trees. A walled patio area with pergola provides the ideal space to relax or entertain with a large green house available for keen gardeners.

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.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Foxhills Infant and Foxhills Junior Schools

Secondary School

Hounslow Academy

Council tax

Band F - New Forest District Council

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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