



96, Lyndhurst Road, Ashurst, SO40 7AU

£480,000

**brantons**

## Features

- \*NO FORWARD CHAIN\*
- Charming Detached Bungalow
- Three Generous Double Bedrooms
- Spacious Lounge-Diner with Study and Snug/ Nook
- Sizable Kitchen with Separate Utility Room
- Family Shower Room & En-suite Bathroom to Master
- Large UPVC Conservatory
- Ample Driveway Parking Leading to Larger than Average Garage
- Well Established Rear Garden Approx. 92ft
- Within The Boundary Of New Forest National Park



## Property

Offered to the market with no forward chain, Brantons Independent Estate Agents are delighted to present for sale this spacious and charming detached bungalow, situated in the highly sought-after village of Ashurst on the edge of the New Forest National Park.

Occupying a generous plot, this well-proportioned home offers versatile accommodation throughout, making it an ideal purchase for families, and those seeking single-storey living in a desirable location.

The accommodation comprises three good-sized double bedrooms, a spacious lounge-diner providing ample room for both relaxing and entertaining with access through to a study, snug/ reading nook, and a large UPVC conservatory. There is also a fitted kitchen, with separate utility room with external door access.

The property is further enhanced by a en-suite bathroom to the master, and from the hall there is a separate shower room. The property benefits from useful storage throughout. Externally, the bungalow features a larger than average garage and plenty of driveway parking, while the rear garden provides an excellent degree of privacy and offers lots of space for outdoor enjoyment, gardening, or future landscaping opportunities.

Ashurst is renowned for its excellent transport links, village amenities, and direct access to the stunning New Forest, making it a particularly attractive location for those wishing to enjoy both countryside living and convenient access to Southampton and surrounding areas. An internal viewing is highly recommended to fully appreciate the space, versatility, and potential this desirable detached bungalow has to offer.

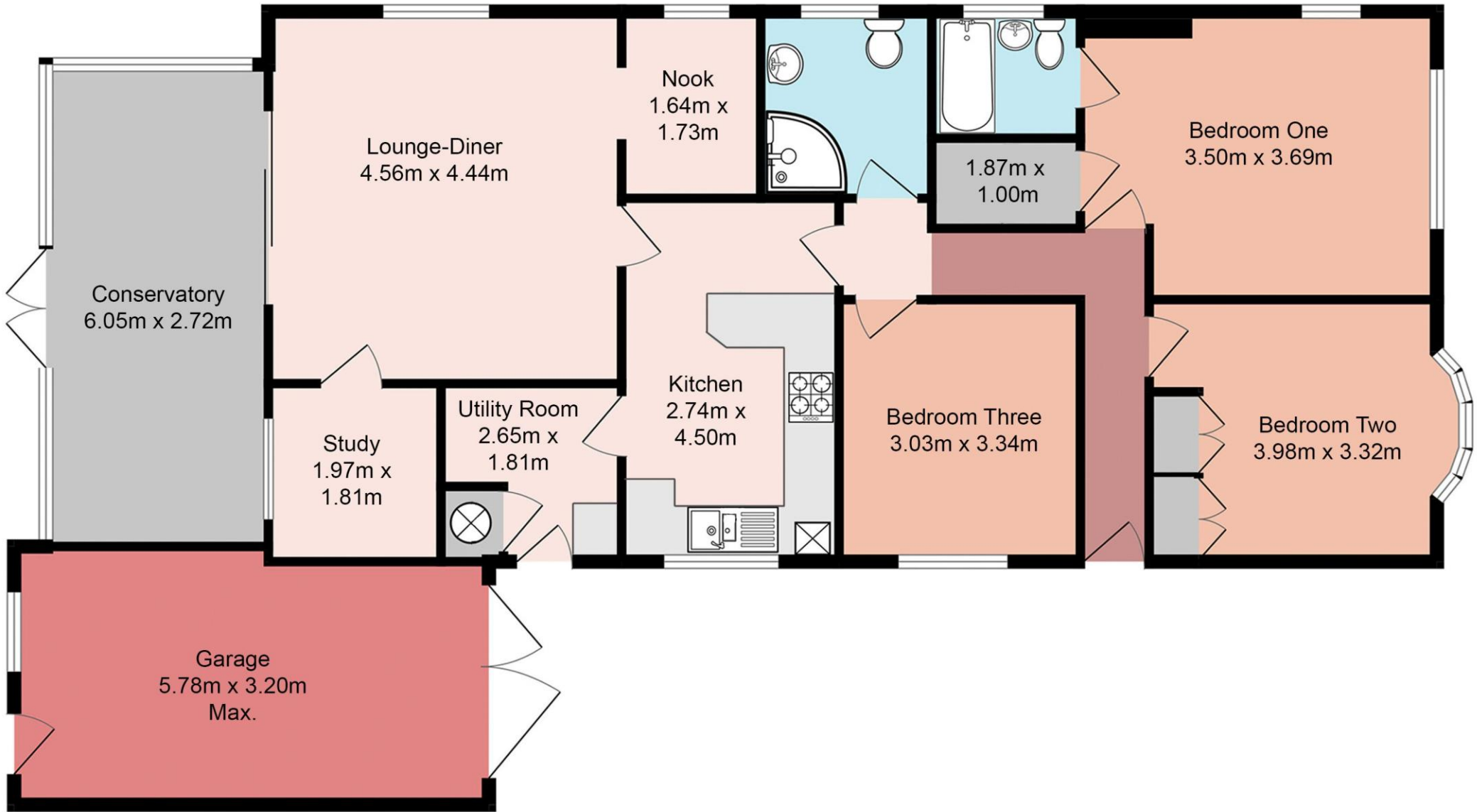


## Area

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 Hounslow catchments.





## Accommodation

**Lounge-Diner** 15' 0" x 14' 7" (4.56m x 4.44m)

**Study** 6' 6" x 5' 11" (1.97m x 1.81m)

**Nook** 5' 5" x 5' 8" (1.64m x 1.73m)

**Conservatory** 8' 11" x 19' 10" (2.72m x 6.05m)

**Kitchen** 9' 0" x 14' 9" (2.74m x 4.50m)

**Utility** 8' 8" x 5' 11" (2.65m x 1.81m)

**Bedroom One** 11' 6" x 12' 1" (3.50m x 3.69m)

**En-suite** 6' 2" x 5' 3" (1.87m x 1.61m)

**Walk in Wardrobe** 6' 2" x 3' 3" (1.87m x 1.00m)

**Bedroom Two** 13' 1" x 10' 11" (3.98m x 3.32m) Into Bay

**Bedroom Three** 9' 11" x 10' 11" (3.03m x 3.34m)

**Shower Room** 6' 2" x 5' 3" (1.89m x 1.61m)

**Garage** 19' 0" x 10' 6" (5.78m x 3.20m) Max





## Directions

From our office east on Salisbury Rd/A36. At the roundabout, take the third exit onto Ringwood Rd/A336. Continue through the roundabouts. At the fourth roundabout, take the first exit onto A326. Continue through two roundabouts. Take the ramp to Lyndhurst. Turn right onto Main Rd/A35. Continue to follow A35. Continue through the roundabout. The property will be found on the right hand side.

## Distances

Motorway: 3.1 miles  
 Southampton Airport: 10.5 miles  
 Southampton City Centre: 6.5 miles  
 New Forest Park Boundary: Within miles  
 Train Stations  
 Ashurst: 0. miles  
 Totton: 2.6 miles

## Information

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

## Energy Performance

### Energy performance certificate (EPC)

96, Lyndhurst Road Ashurst SOUTHAMPTON SO40 7AU	Energy rating <b>C</b>	Valid until: 9 September 2029
		Certificate number: 0561-2864-7015-9501-6815

Property type	Detached bungalow
Total floor area	89 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 C. 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		
69-80	C	69 C	95 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

