



25 Chestnut Drive | £775,000
Ashurst, Southampton, Hampshire, SO40 7DW





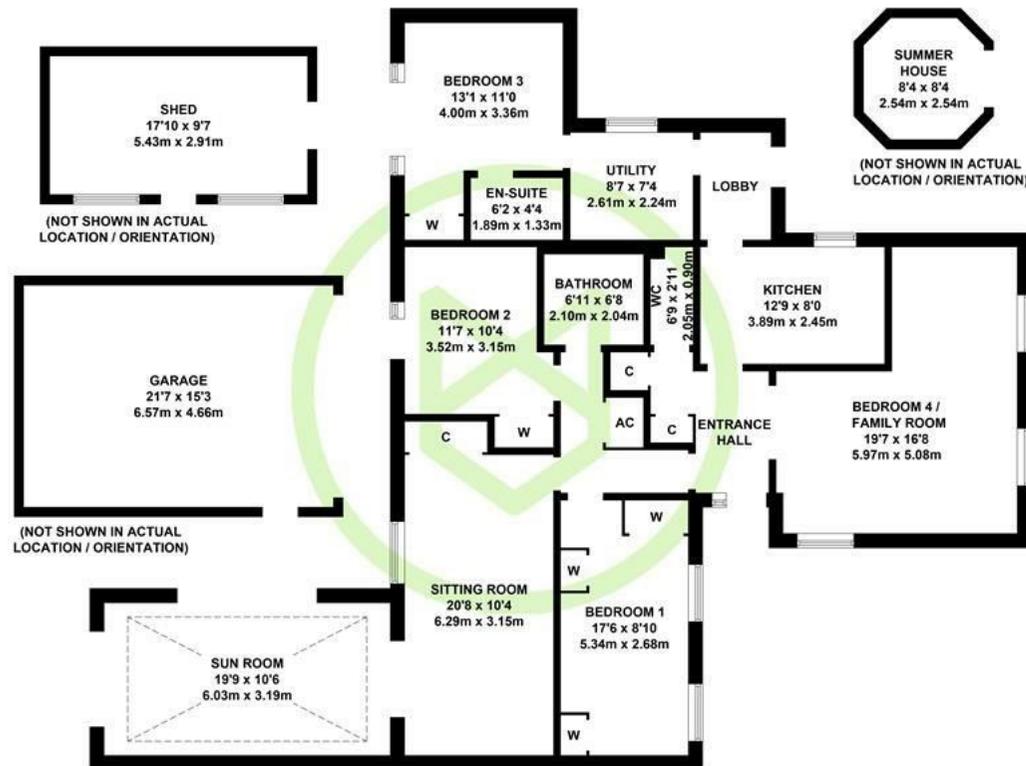
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Ashurst, Southampton, Hampshire, SO40 7DW

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Summary

Situated at the head of a cul-de-sac in the heart of the New Forest village of Ashurst is this extended and versatile single storey residence, offering spacious and well presented accommodation. The property would lend itself to multi generational living with up to four generous double bedrooms and three spacious reception rooms depending on configuration, which include a stunning garden room with bi-fold doors and roof lantern. One of the bedrooms could be self contained with a kitchen area if required and its own entrance. The main Howdens kitchen is fitted with a range of integrated appliances. Outside there is extensive parking available with space for a motorhome, complemented by a detached double garage, carport and workshop. The landscaped and private gardens approaching a quarter of an acre feature a spacious block paved seating area perfect to relax or entertain overlooking the sculpted lawn and well stocked borders.



Features

- An impressive and versatile home with potential for multi generational living
- Versatile arrangement of accommodation
- Cul-de-sac position with a generous plot approaching a quarter of an acre
- Up to four generous double bedrooms
- Two -Three large reception rooms depending on configuration
- Modern Howdens fitted kitchen and additional kitchenette / utility
- Stylish family bathroom and en-suite shower room
- Extensive off road parking with space for a motorhome
- Detached double garage, carport and workshop
- Desirable new forest village location

EPC Rating

Energy Efficiency Rating
Current D
Potential F

APPROXIMATE GROSS INTERNAL AREA = 1620 SQ FT / 150.5 SQ M
OUTBUILDINGS = 561 SQ FT / 52.1 SQ M
TOTAL = 2181 SQ FT / 202.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1277465)

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Accommodation

The covered entrance and recessed composite front door open into the bright and welcoming entrance hall fitted with high quality Karndean flooring which complements the neutral decor extending throughout the home. To the right French doors open to the L-shaped and dual aspect family room or optional bedroom. Off the entrance hall is a useful storage cupboard, separate boiler cupboard and tiled cloakroom with fitted vanity unit and mounted wash basin, dual flush wc and heated towel rail. An inner hall accesses bedroom one which boasts a bespoke range of fitted wardrobes and dresser units. Bedroom two also boasts built in wardrobes and has direct access to the garden and block paved seating area. The large sitting room features a central display cabinet which glazed French doors opening to the impressive dual aspect garden room with air conditioning and flooded with natural light from two sets of bi/tri fold doors and a ceiling lantern. The family bathroom comprises a P-shaped bath with shower over, vanity units with wash basin, dual flush wc and a heated towel rail.

The stylish Howdens fitted kitchen offers a range of oak effect wall and base units with granite effect work surfaces and breakfast bar. A range of integrated appliances includes double oven, four burner induction hob with filter hood over, slimline dishwasher and space for a fridge freezer. From the kitchen a stable door leads into a lobby area with access to the outside and also what could be used as an annexe. A kitchen area is fitted with a range of Howdens wall and base units with oak block effect work surfaces, sink and integrated oven. A generous double bedroom benefits from a built in wardrobe and luxury-suite shower room comprising a large shower cubicle, vanity unit with wash basin and wc. The bedroom has air conditioning and French doors to the garden.

Parking

Extensive parking is available on the block paved driveway with ample space for a motorhome and secure double gates to an additional parking area fronting the detached double garage fitted with a remote up and over door, carport to the side and EV charging point.

Outside

Secure gates either side of the property access the private and enclosed rear garden set against a treelined leafy backdrop. A block paved side way extends to a generous seating area which abuts the rear of the property perfect for entertaining or al fresco dining. The shaped and well tended lawn extends to the rear of the garden which additional seating areas to relax, flanked by sculpted and well stocked borders planted with a variety of well established shrubs and bushes. A large timber workshop is situated to the side of the property.

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. Hot and cold air conditioning to two rooms

Infants & junior School

Foxhills Infant & Junior

Secondary School

Hounslowdown Academy

Council Tax

Band E - 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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