



11 New Road | £595,000  
Ashurst, Southampton, Hampshire, SO40 7BR





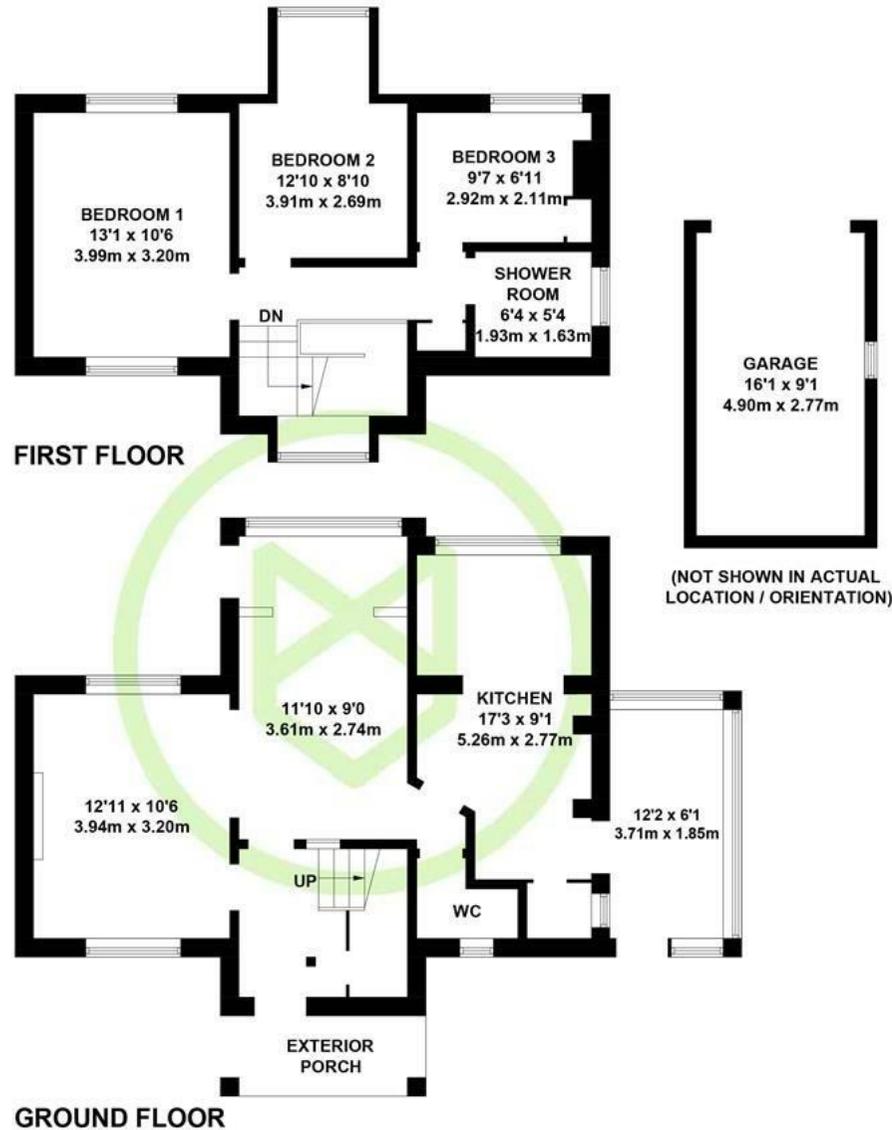
11 New Road  
Ashurst, Southampton, Hampshire, SO40 7BR

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



## Summary

This attractive and characterful forest home is offered to the market for the first time in over 50 years with no forward chain, enviably positioned on a desirable road in the New Forest village of Ashurst. The accommodation offers three bedrooms on the first floor with an open plan sitting and dining room with a modern kitchen/breakfast room on the ground floor. The property offers scope to modernise or extend subject to the relevant planning consents. The attractive frontage provides ample parking for four cars as well as a detached single garage and store with an enclosed mature garden to the rear enjoying a sunny aspect.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 649 SQ FT / 60.3 SQ M  
FIRST FLOOR = 442 SQ FT / 41.1 SQ M  
GARAGE = 145 SQ FT / 13.5 SQ M  
TOTAL = 1236 SQ FT / 114.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1084089)

## Summary

- A detached and characterful forest home
- Desirable road in the News Forest village of Ashurst
- Three bedrooms
- Open plan sitting and dining room
- Scope to extend STPP
- Modern kitchen.breakfast room
- Mature enclosed gardens with a sunny rear aspect
- Ample off road parking and detached single garage
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 11 New Road

## Ashurst, Southampton, Hampshire, SO40 7BR

### Ground Floor

The covered entrance with brick pillars and part glazed front door opens into the welcoming entrance hall with turning staircase and useful storage cupboard under. The dual aspect sitting room features a coal effect gas fire as a focal point to the room. A spacious dining area is adjacent creating a sociable open space with a small sun lounge to the rear with access out to the rear garden and patio area. A cloakroom with wc and wash basin is positioned in the far corner. The kitchen breakfast room is fitted with a range of shaker style wall and base units with contrasting work surfaces. A freestanding gas cooker is included with plumbing and space for additional white goods as well as a larder cupboard. A part brick lean-to provides space for further white goods and is fitted with a butlers sink.

### First Floor

The open galleried landing hosts a storage cupboard and allows access to the loft space via a hatch. Bedroom one enjoys a dual aspect and along with bedrooms two and three is served by the modern family shower room. A large walk in shower is complemented by a wash basin, wc and heated towel rail.

### Outside

The mature front garden is bordered by mature hedgerows and sculpted lawns that front the driveway. A secure side gate leads to the sunny enclosed rear garden which is predominately laid to lawn with a patio seating area that abuts the property. An abundance of mature plants and small trees populate the gardens, as well as a greenhouse.

### Parking

A shaped gravel driveway provides ample off road parking, in addition to the detached single garage and store room to the rear.

### 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 School

### Secondary School

Hounslow Secondary School

### Council Tax

Band E - New Forest District Council

### Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

