



FELLS GULLIVER  
ESTATE AGENTS

023 8028 4411  
[www.fellsgulliver.com](http://www.fellsgulliver.com)

## 26 Boakes Place, Ashurst, SO40 7FF

---

£400,000

- Modern two bedroom semi-detached house
- Only a short walk from open forest, local shops, pubs, eateries and a mainline train station
- Spacious lounge dining room
- Two ensuites and downstairs WC
- Driveway providing off road parking for two cars
- UPVC conservatory with views over the rear garden
- Fitted kitchen with integrated appliances
- Nice private rear garden with side access





2



2



2

**A lovely semi-detached house situated in a small and quiet cul-de-sac in Ashurst.**

**This modern house features two bedrooms, each with its own ensuite bathroom, a lounge dining room, a conservatory, a kitchen equipped with integrated appliances, front and rear gardens, and a driveway offering off-road parking for two cars.**



Approaching this lovely two-bedroom house the first thing you notice is how quiet and peaceful the cul-de-sac is, with only a small number of houses and a nice block of apartments as neighbours.

The front door opens into a small entrance hallway which has doors into the kitchen, downstairs WC, the main lounge dining room and stairs leading to the first floor.

The kitchen is located at the front of the house and includes a range of both floor and wall units with accompanying worktops. Integrated appliances include gas hob, double oven, fridge/freezer, dishwasher and washing machine.

Directly across the hallway from the kitchen is the useful downstairs WC.

The lounge dining room is a spacious room with an area ideal for a table and chairs and a separate lounge area which focuses around the gas feature fireplace. Sliding double-glazed doors lead through into the conservatory. A useful cupboard provides storage which recesses under the stairs.







The conservatory is a great addition to the ground floor space, serving both as a relaxing retreat and a functional office space. With French doors opening onto the patio, it offers lovely views of the garden.

Upstairs the landing provides access to both bedrooms, a shallow storage cupboard, and loft access into the roof space.

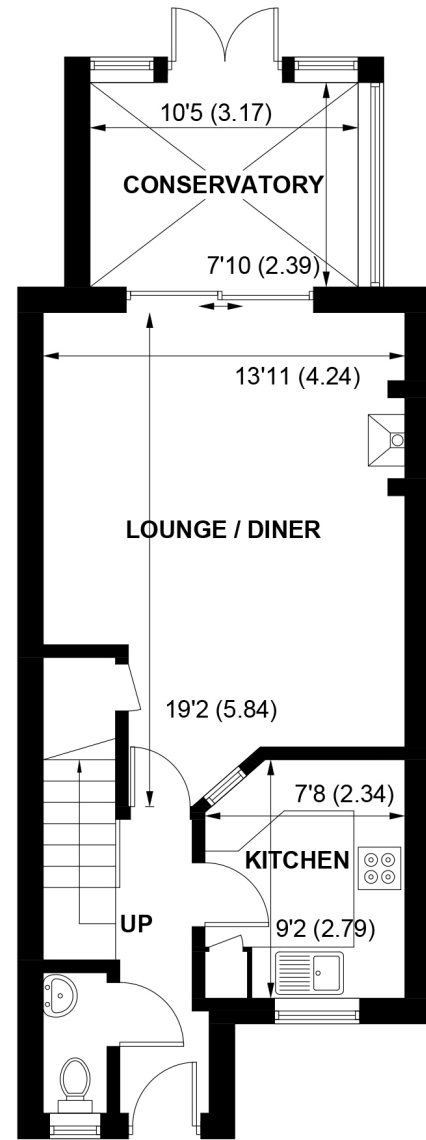
The main principal bedroom is located to the rear of the house and has two windows looking out over the rear garden. This is a good-sized double room with a vaulted style ceiling and bespoke made-to-measure built-in wardrobes. A door leads into the ensuite bathroom.

Across the landing is bedroom two, a modest double room which looks out over the front garden. This room also benefits from an ensuite shower room.

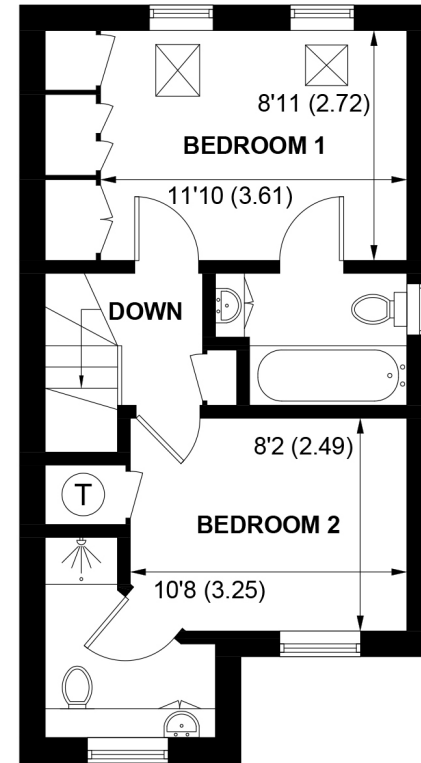
The rear garden is fully enclosed and feels like a nice private space with the main part of the garden laid to lawn, and a nice-sized patio which offers a great place to alfresco dine or enjoy the sun. A timber shed, timber bike store, and greenhouse will both remain as part of the sale. A side pedestrian gate provides access to the front of the property.

The front garden has a lovely array of shrubbery and flowers with is flanked by a stoned driveway providing off-road parking for two cars.





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 841 SQ FT / 78.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced by Emzo Marketing**



FELLS GULLIVER  
ESTATE AGENTS

023 8028 4411  
[www.fellsgulliver.com](http://www.fellsgulliver.com)