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# 72 Lyndhurst Road, Ashurst, SO40 7BE

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£965,000

- Imposing detached family home with lots of parking
- 5 bedrooms / 4 with ensuite
- Annexe ideal for multi generation living or short-term holiday let
- Fantastic Ashurst location close to open forest, shops and mainline station
- 3 / 4 receptions rooms
- Office/study
- Ready to go B&B business \*Subject to change of use
- All mains services connected







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Nestled away from the road in Ashurst, this remarkable property presents expansive yet versatile accommodation, perfect for a large family or running a B&B business.

Ashurst lies on the eastern fringes of the New Forest. The village itself has a great selection of shops and amenities, including a mini supermarket, restaurants, newsagents, hairdressers, country pubs, and vets. Ideally located, there is a mainline link to London Waterloo from Ashurst railway station and motorway access to the M27. The bustling city of Southampton is just 6 miles away.





The generously sized entrance hallway grants access to the main reception rooms, downstairs cloakroom, and the main principal ground floor bedroom suite, with stairs ascending to the first floor.

The sitting room, situated to the left of the hallway, offers generous proportions and features a large bay window to the side, along with a flueless gas stove as a focal point. Steps and double doors lead into the sun lounge, providing views over the front of the property and across the road to the open fields.

Returning to the hallway, to the right is the largest of the five bedrooms, featuring dual aspect windows that make it spacious, bright, and airy. An ensuite shower room adds convenience and charm to the room.

Opposite the front door, you'll find the dining room, boasting a large feature window that looks into the kitchen breakfast room and a convenient storage cupboard. A door leads you through to the kitchen breakfast room.

The kitchen breakfast room is truly fabulous, featuring three large windows overlooking the rear garden. Designed around the range cooker, it offers ample cupboard and worktop space for any budding chefs. A breakfast bar adds a perfect spot for enjoying your morning coffee or breakfast, while a door leads into the snug.

The next reception room off the kitchen breakfast room is currently utilised as a snug. It's a versatile space that could serve a multitude of purposes, offering a quiet retreat at the back of the house with direct access to the rear garden. Further doors lead into the study and annexe accommodation.

The study/office is a small yet comfortable space, perfect for working from home or a hobby room.











The first-floor landing grants access to all four first floor bedrooms and the main bathroom, as well as a walk-in airing and storage cupboard.

The larger of the upstairs bedrooms boasts dual aspect windows, offering fantastic views across the road to the open fields opposite. This room is served by a three-piece jack and jill bathroom, which is also accessible from the landing.

Bedrooms three and four, both nicely sized double rooms, each have ensuite shower rooms. Bedroom five is a small double room.

The one-bedroom annexe features a spacious living dining room with a fitted kitchen, a sizeable bedroom, and an ensuite bathroom. Its separate front door ensures convenience and privacy, making it perfect for multi-generational living or a short-term holiday let business.



The rear garden, meticulously maintained, is bordered by tall evergreen trees at the back, offering excellent privacy and seclusion. It boasts a lush lawn complemented by a centrally positioned sandstone patio. Additional highlights include raised flower beds, two vegetable patches, two greenhouses, and an above-ground koi pond. Convenient outdoor power sockets and taps cater to your gardening needs.

At the front, the garden is secured by a high fence and gated driveway, providing safe and ample off-road parking for a large family and visitors. It showcases a variety of flowers, shrubs, and trees. Side access gates on both sides of the property lead to the rear garden.





**GROUND FLOOR**

**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 2821 SQ FT / 262.1 SQ M**  
**OUTBUILDINGS = 179 SQ FT / 16.7 SQ M**

**TOTAL = 3000 SQ FT / 278.8 SQ M**

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