



30 Chestnut Drive *Ashurst, SO40 7DW*

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## 30 CHESTNUT DRIVE

ASHURST • NEW FOREST

*A newly refurbished three bedroom detached bungalow set within a lovely plot.*

*Offered to the market in immaculate condition, giving spacious and versatile accommodation, separate garden office, garage and off street parking.*

**£610,000**





## The Property

A side entrance front door leads immediately into a spacious hallway where you have access to all accommodation and provides a useful separate W/C.

The large principal bedroom sits at the front of the property, offering a host of inbuilt wardrobes along two sets of walls, with its own lounge and providing the further benefit of a four-piece en-suite bathroom including walk in shower and spa bath.

Bedrooms two and three are situated through the hallway towards the middle of the property and are serviced by a three piece bathroom. The feature room of the house is the extended kitchen/breakfast room. The wrap around kitchen provides both low level and eye level units with inbuilt dishwasher, two ovens, plate warming drawer and induction hob and space for an American style fridge freezer and wine cooler. A useful breakfast bar sits to one side of the worksurface.

The bright and airy kitchen opens up into a lovely family/dining room all sat on beautiful tiled flooring throughout. One end of the room provides you with the relaxing family area and wall-hung TV, with the other side allowing for a large dining room table making this area of the house both a relaxing family room and entertaining space. This is encapsulated further with large sliding doors that allow you to truly bring the patio/garden area into the open space of this room during those sunny days. The property further benefits from underfloor heating in the kitchen and extension along with vaulted ceilings making it feel very spacious.

A separate home office sits within the garden and provides the ideal 'work from home space'. A further set of French doors open up onto a covered patio area, perfect for sitting out under cover with space for dry storage.



# Floor Plan

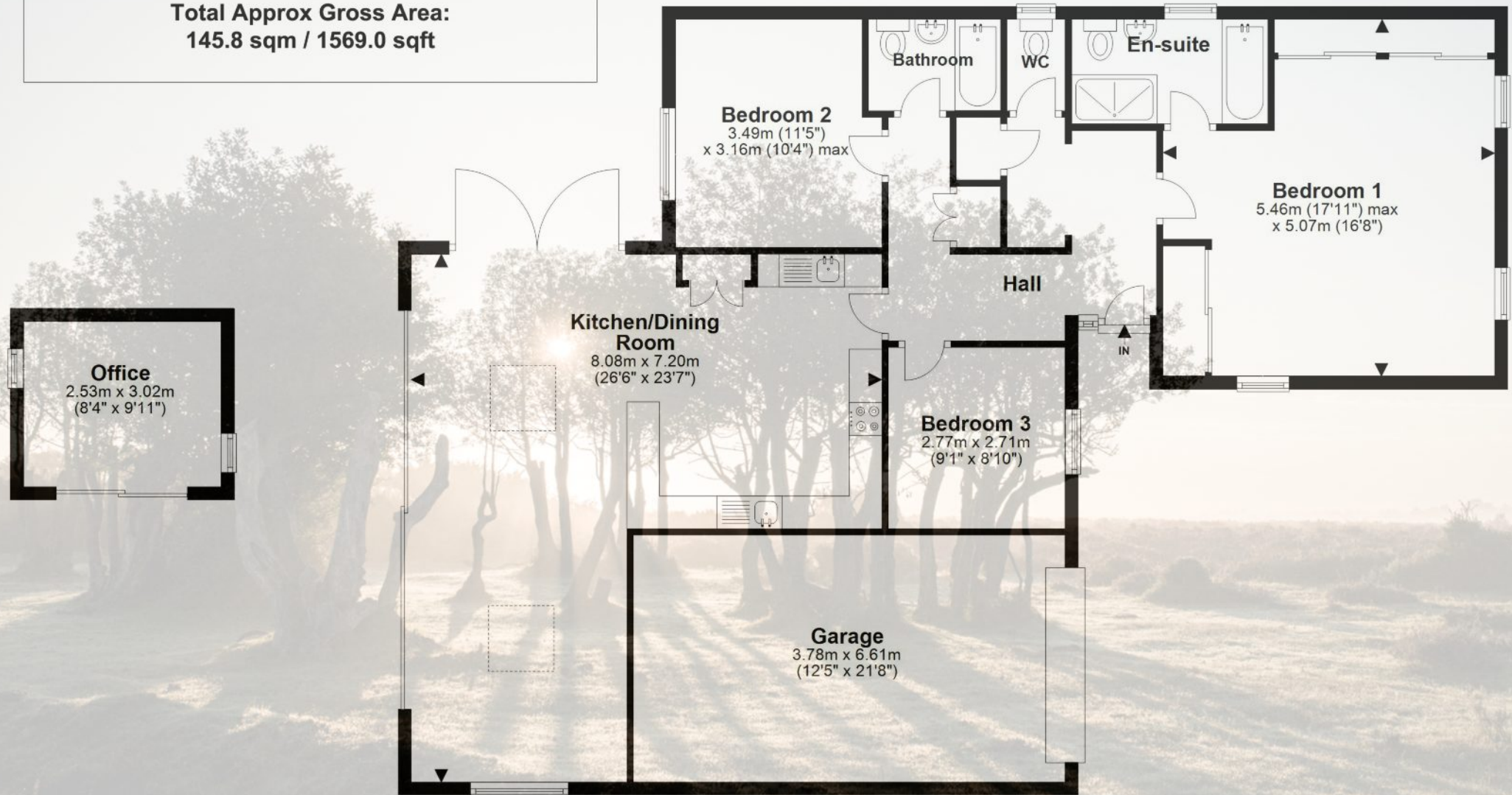
## Approx Gross Internal Areas

House (including Garage): 138.2 sqm / 1487.1 sqft

Office: 7.6 sqm / 81.9 sqft

**Total Approx Gross Area:**

**145.8 sqm / 1569.0 sqft**





## Grounds & Gardens

A tarmac driveway leads to the internal garage and creates off street parking for a few cars and a tarmac pathway that leads you to the front door of the property. The property is flanked by fencing on either side and to the rear, enclosing the rear garden which is mostly laid to lawn. A patio area sits in front of the sliding doors allowing for outside dining and equally connects the overhang roofed section and the garden office beautifully.

## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 69 Potential: 83



Mains gas, electric, water & drainage

Gas central heating

Property construction: Brick construction with concrete floors

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

Superfast broadband with speeds of up to 60 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider

The property is affected by a Tree Preservation Order (TPO)





## Directions

From Lyndhurst, proceed along the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles to Ashurst. Continue over the Ashurst train bridge along the Lyndhurst Road for a further 1.3km where there is a left hand turn onto Whartons Lane, where you will find Chestnut Drive being the first turning on the left off Whartons Lane.



## Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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