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ESTATE AGENTS

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# 75 Whartons Lane, Ashurst, Hampshire SO40 7EF

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£685,000

- Flexible accommodation
- Dining room
- Three double bedrooms
- Good order throughout
- Great garden
- Recently installed Solar panels and battery
- Sitting room
- Modern kitchen
- Garage
- New Conservatory
- 1500 sq ft





3



2



2

A well presented chalet bungalow situated in one of Ashurst's most desirable road's. Offered in good decorative order by the current owners with bright accommodation arranged over two floors.

Ashurst is a village in the New Forest, which together with Colbury hamlet makes the parish of Ashurst and Colbury. Within the village are a range of local stores, post office, and restaurants.

Ashurst mainline station is within a mile and half which the larger commercial centres of Southampton, Bournemouth and London are easily accessible.

The New Forest can be accessed at either Woodlands or Deer Leap, where there is also Longdown Dairy Farm and The Otter and Owl sanctuary.



A spacious entrance hallway sets the tone for this lovely home. The lounge features a wood-burning stove and a bay window to the front elevation, leading seamlessly into an open-plan dining room and a new conservatory overlooking the delightful rear gardens. The ground floor also includes a well-fitted kitchen with a range of built-in appliances, creating an excellent flow throughout the accommodation ideal for relaxed everyday living and open-plan entertaining. The ground floor also benefits from a family bathroom.



The first floor is accessed via the main staircase and offers three very well-proportioned bedrooms and a shower room.

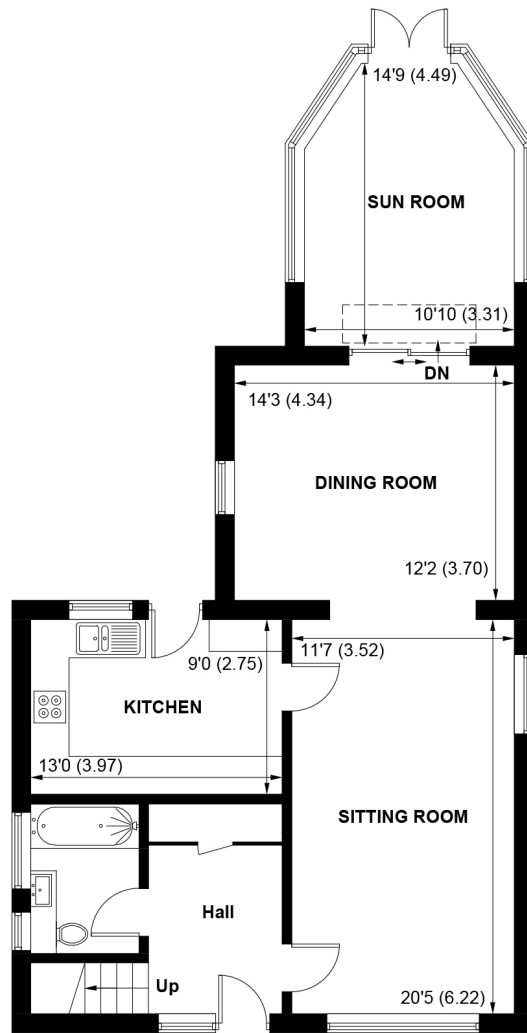




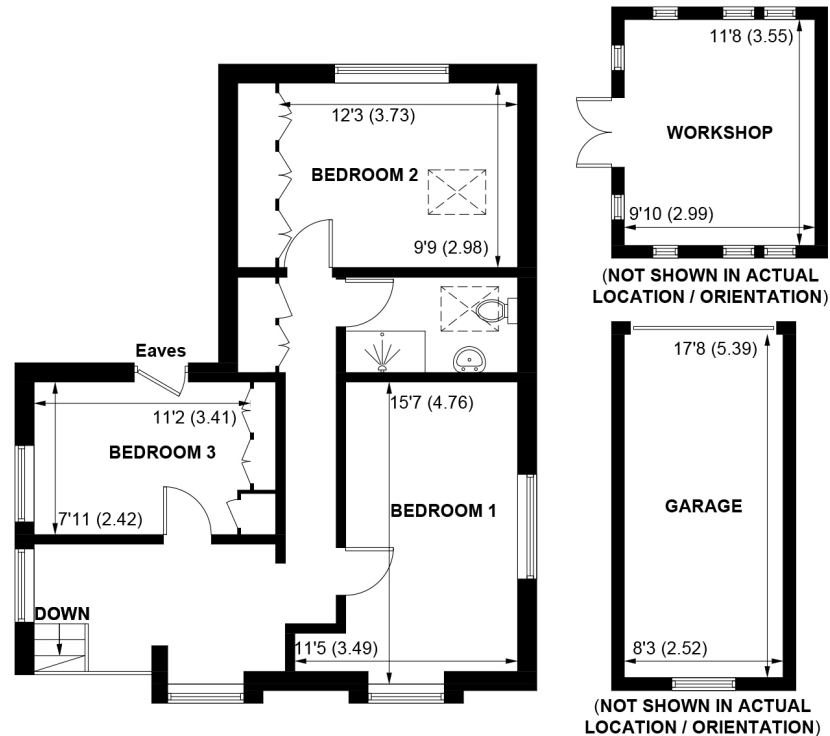
Outside, the property provides generous off-street parking, perfect for cars or boat storage, along with a single garage.

The rear garden is a real highlight, enjoying a sunny aspect with a large lawn, spacious patio, and mature herbaceous borders and shrubs. A highly functional workshop with power and light completes the outdoor space.





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1456 SQ FT / 135.3 SQ M**  
**GARAGE / WORKSHOP = 259 SQ FT / 24.1 SQ M**  
**TOTAL = 1715 SQ FT / 159.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©**  
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