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ESTATE AGENTS

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4 Holly Road, Ashurst, SouthamptonSO40 7BA

## Guide Price £575,000

- Flexible accommodation
- Sitting room
- Kitchen breakfast room
- Close to open Forest
- No chain
- Delightful village
- Scope to improve
- 3 bedrooms
- 2300 sq feet
- Good school catchment
- Close to station
- Viewing essential







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OFFERS IN REGION OF £575,000! This substantial detached chalet-style home is located on one of Ashurst's premier roads in the New Forest.

Nestled in a prime location, it offers a perfect blend of privacy, space, and luxury, making it an exceptional find in this desirable neighbourhood situated between Lyndhurst and the larger City of Southampton.

Within the village are several local stores, post office, and several restaurants and pubs.

The New Forest can be accessed at Deer Leap, where there is also Longdown Dairy Farm and The Otter and Owl sanctuary. Ashurst also benefits from a mainline station from which the larger commercial centres of Southampton, Bournemouth and London are easily accessible.



Offering flexible accommodation of approximately 2,300 square feet across two floors, the property has been well-maintained but presents an excellent opportunity for modernisation, allowing the new owner to add their personal touch.

The ground floor features a spacious sitting room, a large kitchen/breakfast room, a generous utility room, and a separate dining room.











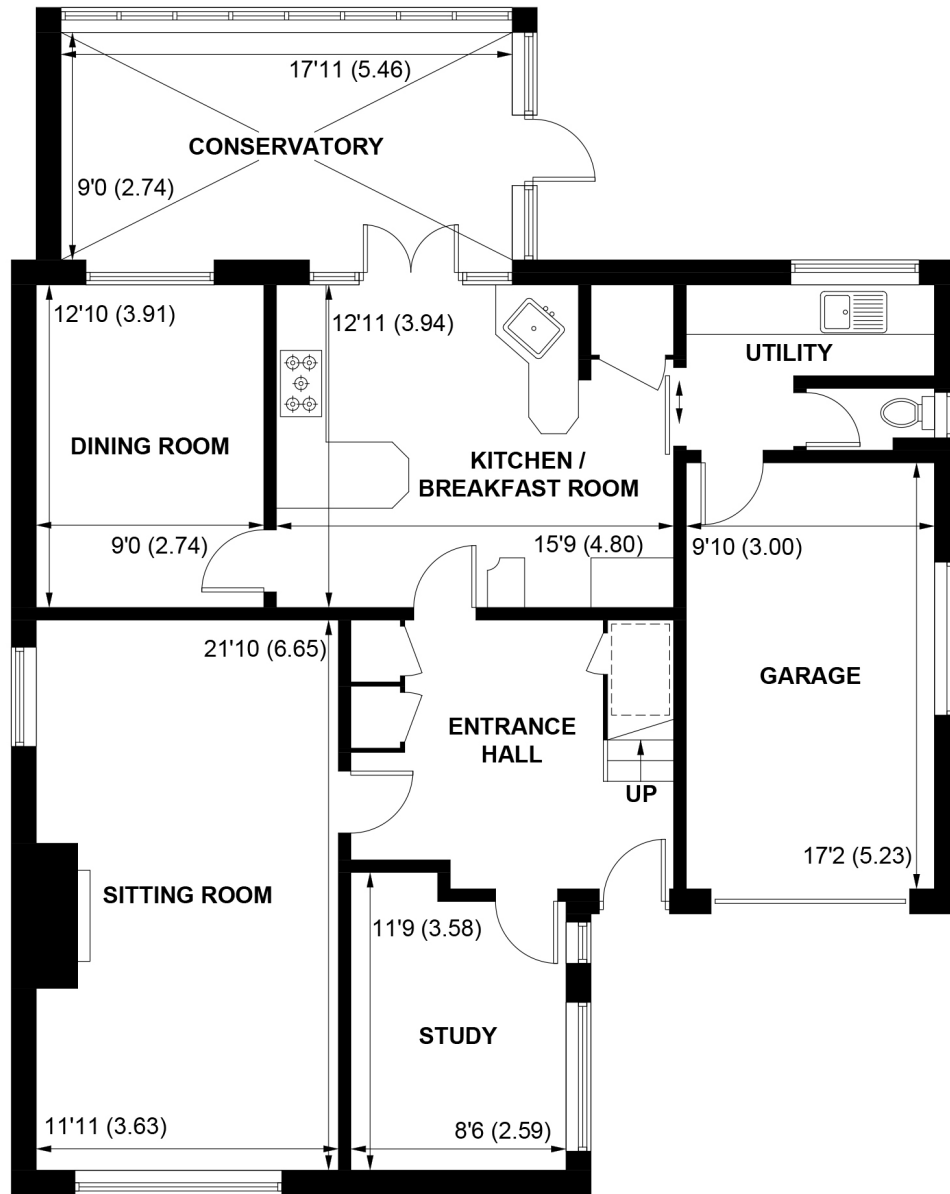
The landing benefits from a spacious built in storage cupboards. There are 3 good size double bedrooms and a family bathroom.

To the front of the property, you'll find a charming enclosed courtyard garden with car parking and a driveway leading to a garage. The rear garden is enclosed and Offers a good degree of seclusion.

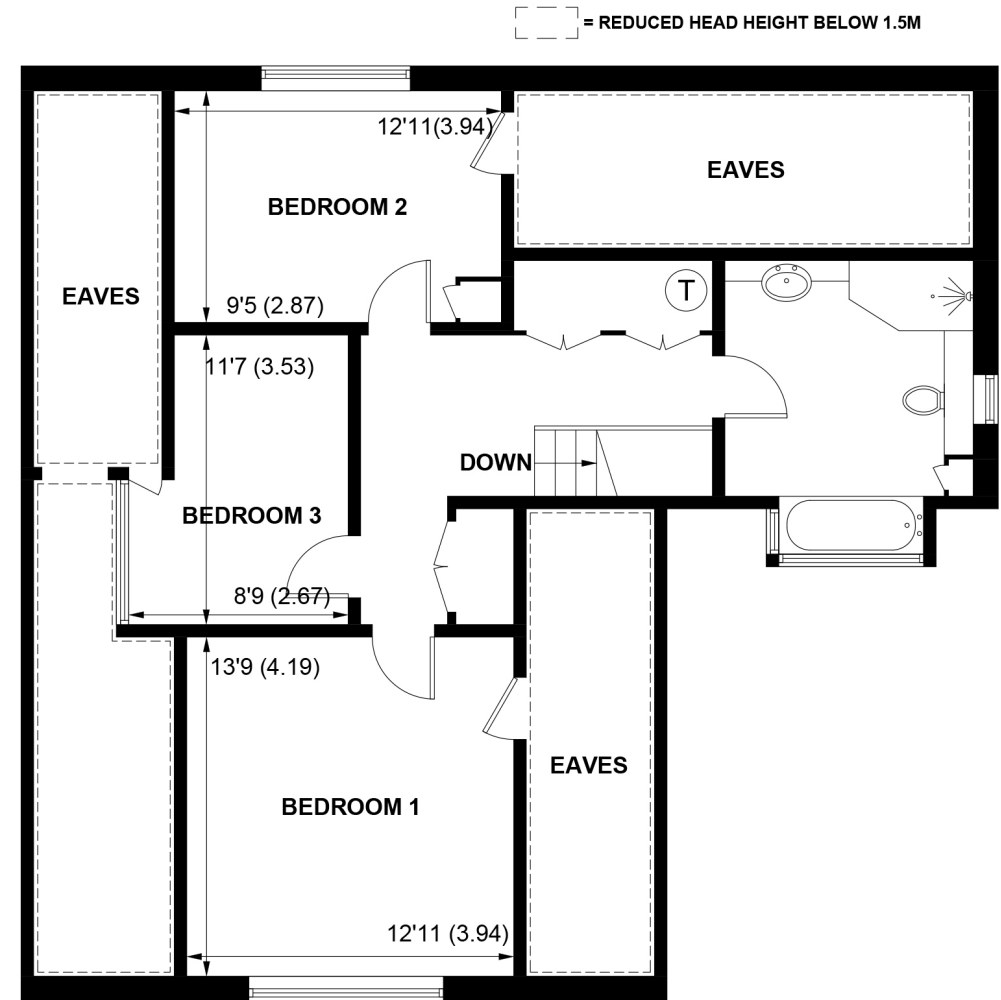
We highly recommend a thorough viewing to fully appreciate the potential and charm of this fine property.







**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 2349 SQ FT / 218.2 SQ M  
(INCLUDING GARAGE / EAVES)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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