



FELLS GULLIVER
ESTATE AGENTS

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7 Beech Road, Ashurst, Hampshire SO40 7AY

£450,000

- Attached Cottage
- Ample gardens
- Scope to improve
- Two reception rooms
- Viewing essential
- South facing
- Requested location
- Three bedrooms
- No chain





3



1



2

A rare opportunity to acquire an attached cottage in need of modernisation, set in a highly sought-after location within the village of Ashurst. This much-loved traditional family home is coming to the market for the first time in 53 years, offering wonderful potential for the next owners to update and enjoy.



Ashurst is a village in the New Forest, which together with Colbury hamlet makes the parish of Ashurst and Colbury. Ashurst is a delightful New Forest village situated between Lyndhurst and the larger City of Southampton. Within the village are several local stores, post office, and several restaurants and pubs.

The ground floor features two charming reception rooms with a dual aspect, both benefiting from excellent natural light and a pleasant southerly outlook. There is also a kitchen and a useful boot room—ideal for storage and for returning from forest walks with muddy boots.



Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. The south-facing garden extends to approximately 100 feet, providing a generous outdoor space with plenty of scope for landscaping or further enhancement. Planning permission has previously been granted for a garage.



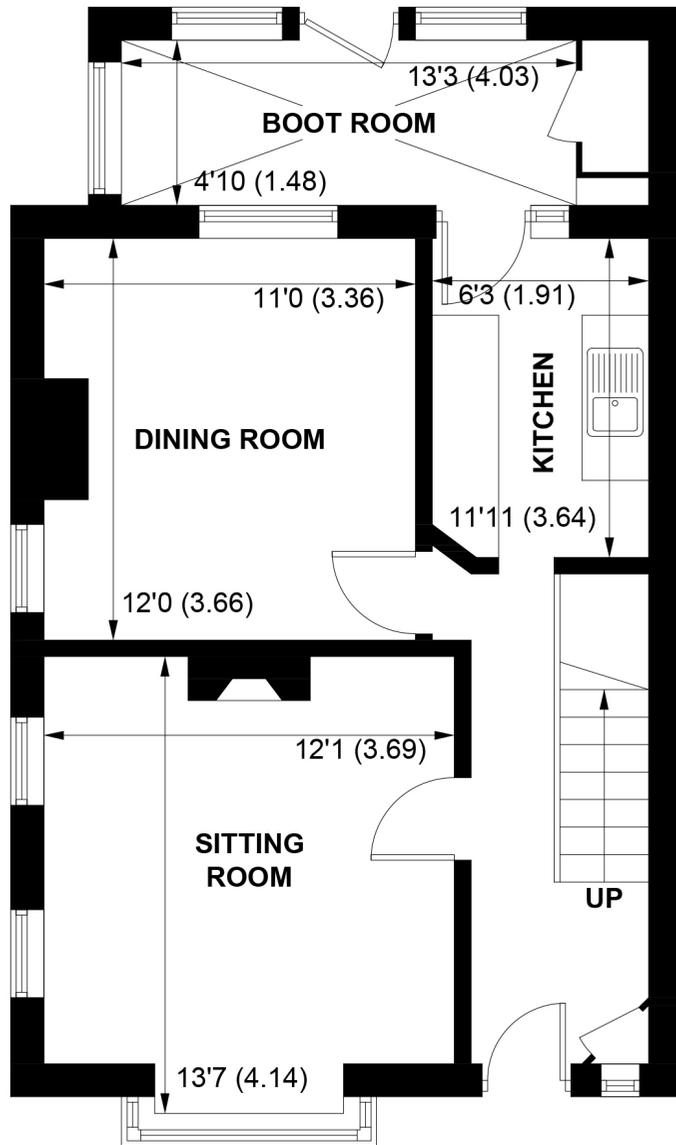




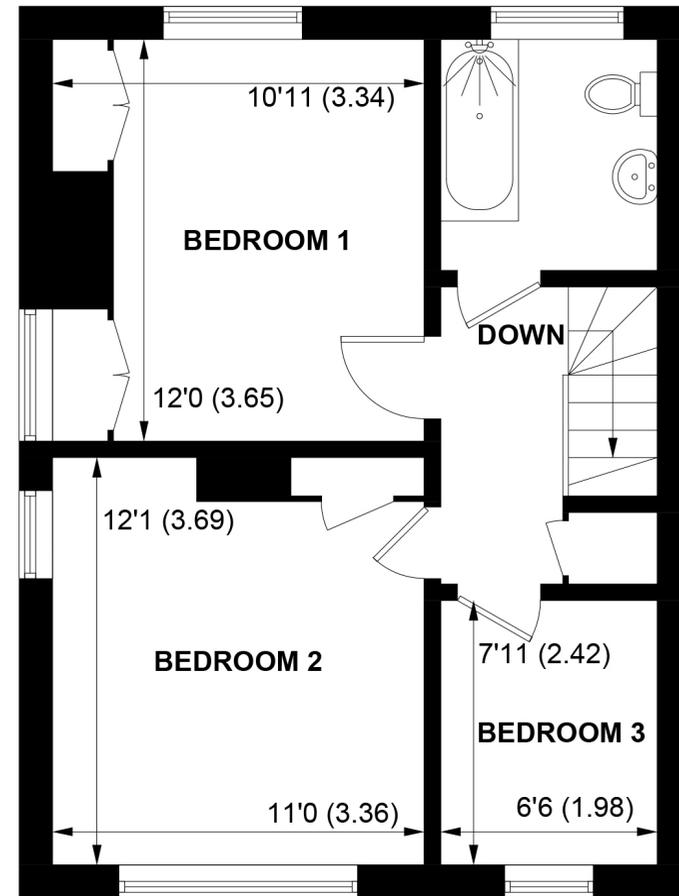
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This is a home with character, space, and significant potential. We strongly recommend an early internal inspection to fully appreciate the size, setting, and possibilities this beautiful property has to offer, and to avoid disappointment.





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 983 SQ FT / 91.3 SQ M

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

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