



FELLS GULLIVER
ESTATE AGENTS

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31 Peterscroft Avenue, Ashurst, SO40 7AB

£850,000

- Detached family home with large plot and quiet cul-de-sac location
- Three reception rooms with fabulous views of the grounds
- one of Ashurst most prime and desirable roads
- Four double bedrooms and a four-piece family bathroom
- Beautifully maintained gardens with an array of flowers, shrubs, and mature trees
- Fitted kitchen with integrated appliances
- Double garage and driveway providing off-road parking
- Rear gated access into Fletchwood Copse





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A delightful, four-bedroom detached house situated on a highly requested road in Ashurst.

Accommodation includes three reception rooms, a kitchen with fitted appliances, four bedrooms and a four-piece family bathroom. Externally, this house has a fantastic size plot with beautifully maintained gardens and a double garage.



The moment you walk into this wonderful home you are immediately greeted by a lovely spacious hallway which provides access to the sitting room, study, kitchen, and cloakroom. A staircase leads up to the first floor.

The sitting room is to the left of the hallway and is a bright and airy room with large dual-aspect windows to the front and side aspects. An electric feature fireplace sits centrally in the room and provides a main focal point. Double doors open into the dining room.

The dining room has been extended and is another airy room which enjoys fantastic views over the garden to the side and rear elevations, with access to the patio and garden via French doors.

The kitchen is fitted with a wide range of wall and base units, and a full range of integrated appliances. A large picture window looks out over the rear garden and patio.

The ground floor is completed by the third reception room which would make an ideal large study or snug.







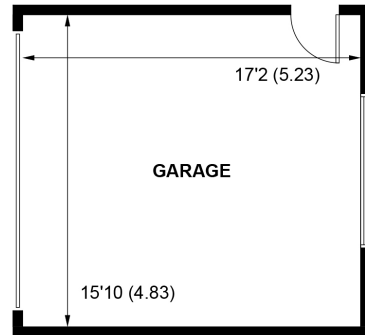
Upstairs, the galleried landing serves all four bedrooms and the family bathroom.

All four bedrooms vary in size, yet each one is a spacious double bedroom.

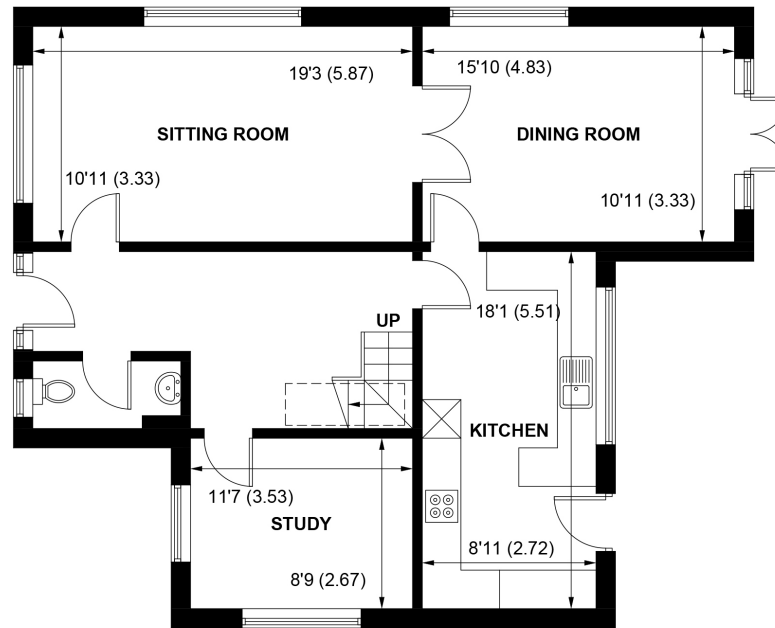
The bathroom has been refitted in the last few years and includes a white four-piece suite.

Externally, the gardens and grounds are exceptionally well-maintained, featuring lush lawns that stretch around the rear and side of the property. A spacious patio wraps around the back of the house, offering an ideal spot to soak up the sun while admiring the garden's array of flower beds, shrubs, and mature trees. A rear gate provides access to Fletchwood Copse.

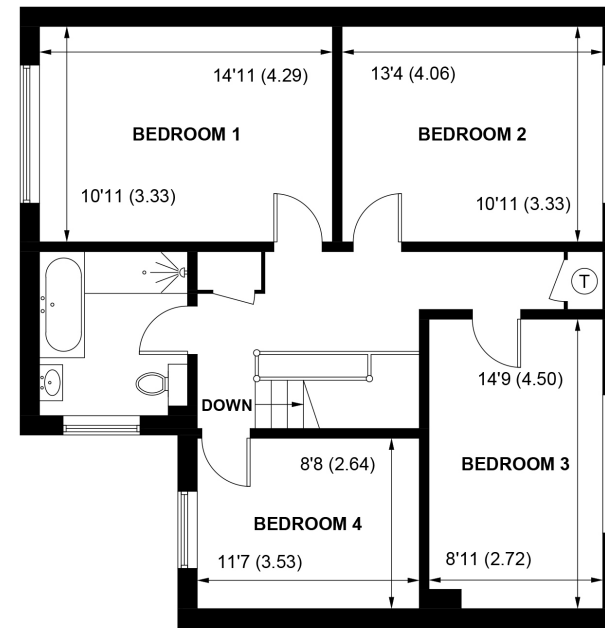
A driveway provides off-road parking for numerous cars and access to the double garage which has an electric door and is located just to the rear of the house. Internally, the garage has both power and light.



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1634 SQ FT / 151.8 SQ M

GARAGE = 274 SQ FT / 25.5 SQ M

TOTAL = 1908 SQ FT / 177.3 SQ M

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

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