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# 25 Boakes Place, Ashurst, Southampton, SO40 7FF

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£465,000

- Extended three bedroom Semi-detached house
- Large kitchen /dining room/ snug
- Spacious Sitting room with views of garden
- Off road parking and carport
- Quiet cul de sac location
- Downstairs Cloakroom and utility room
- Recently refitted shower room
- Situated only a short walk from locals shops, pubs and mainline train station
- Offered with vacant possession





3



1



2

Situated in a peaceful cul-de-sac within the desirable village of Ashurst in the New Forest National Park, this charming semi-detached house represents a great opportunity and place to live.

The property features a fully integrated kitchen/dining room, a spacious sitting room, a practical ground-floor cloakroom/utility room, three bedrooms, off-road parking with a convenient carport, and a beautifully maintained garden. This property is available with vacant possession.



Entering through the double-glazed front door, you'll be pleasantly surprised by the spaciousness of the entrance hallway. From here, you can easily reach the kitchen/dining room, sitting room, downstairs cloakroom/utility room, and access the staircase leading to the first floor.



The sitting room is generously sized and enjoys a lovely aspect, offering delightful views of the garden through the double-glazed sliding patio doors. A side door seamlessly leads into the extended kitchen dining room, which provides a multitude of possibilities and abundant space for dining furniture, along with a separate snug area.



The kitchen is well-equipped with a variety of cupboards and drawers, featuring built-in appliances such as a double oven, electric hob, extractor, dishwasher, and separate fridge and freezer. This room also benefits from views and direct access to the rear garden through double-glazed French doors.





Upstairs, the landing provides access to the bedroom and family bathroom as well as loft access.

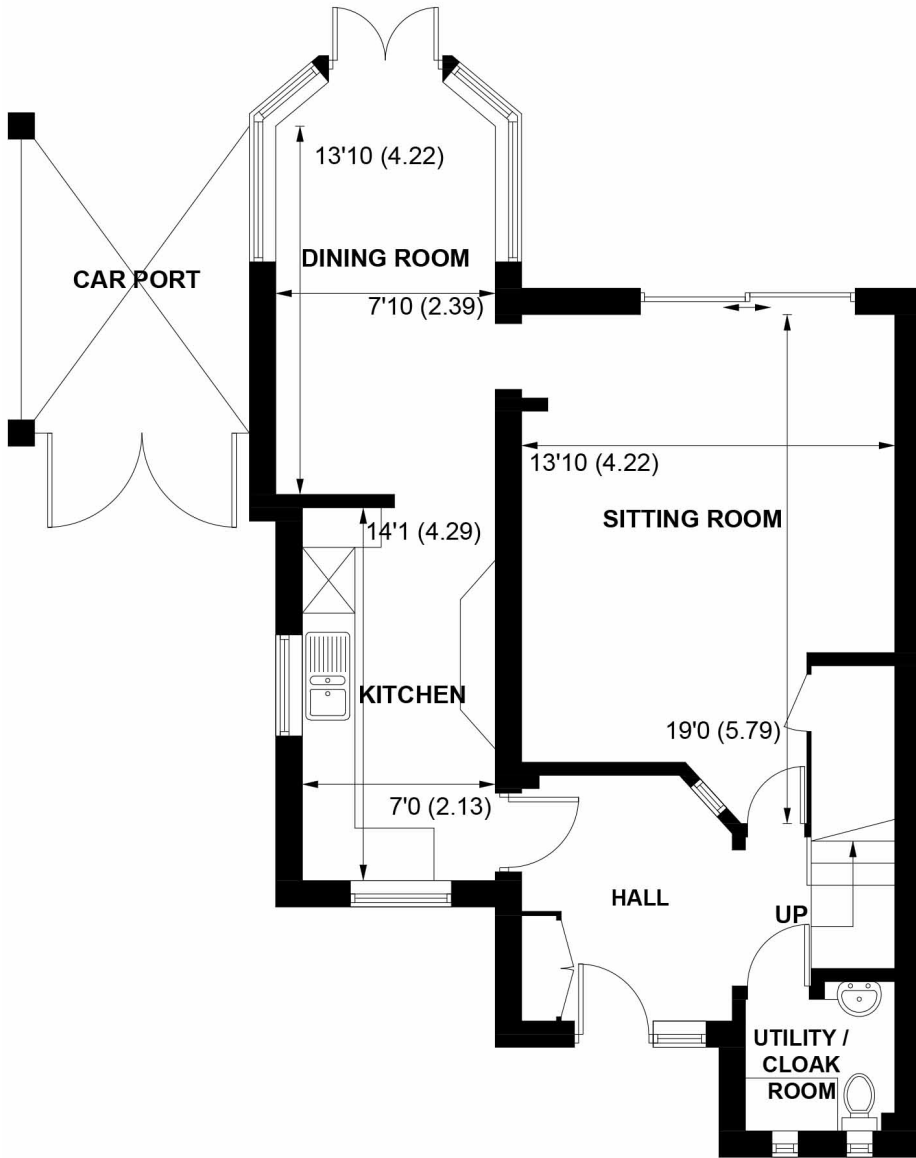
The main principal bedroom features full-length fitted wardrobes and two windows that provide a pleasant view of the rear garden. Bedroom two, positioned at the front of the property, is a cozy double room with fitted wardrobes, while bedroom three is a single-sized room and also includes a fitted wardrobe.

The family bathroom has recently been remodeled and now serves as a modern shower room. It boasts a spacious walk-in shower, a low-level WC, and a wash hand basin integrated into a vanity unit for added convenience.

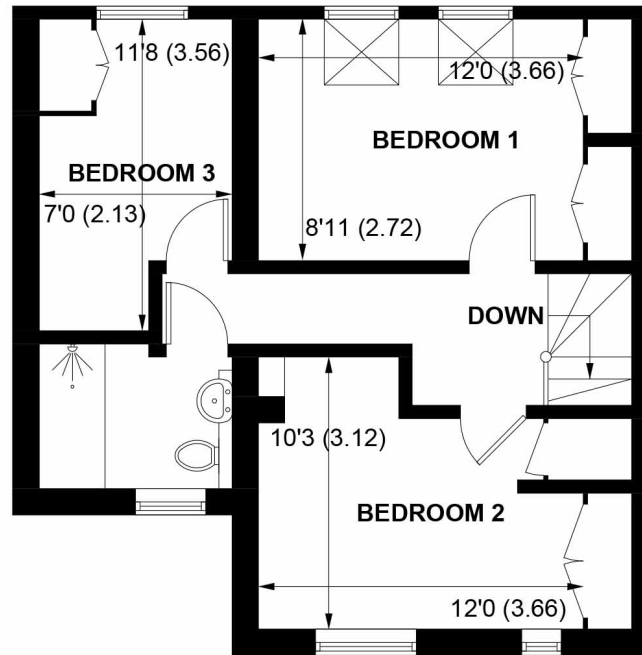
The garden is truly a delight, a source of pride for the previous owners who invested considerable care and time in its design. It features a well-kept lawn adorned with beautifully landscaped shrub and flower borders. Several patio areas offer the perfect spots to bask in the sun, and if you prefer some shade, there's a lovely covered pergola. Additionally, there's a practical timber shed/workshop equipped with electricity.

The driveway offers off-road parking and leads to a covered carport, which is securely enclosed and accessed through double timber security gates.

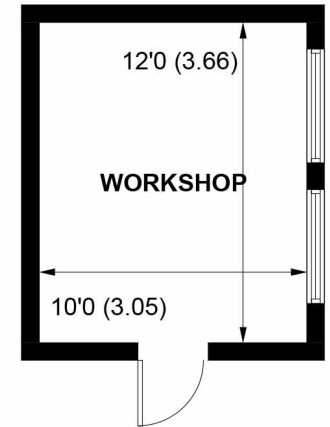




**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 1109 SQ FT / 103 SQ M**

**WORKSHOP = 119 SQ FT / 11.1 SQ M**

**TOTAL = 1228 SQ FT / 114.1 SQ M (EXCLUDING CAR PORT)**

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

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