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ESTATE AGENTS

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## 90 Lyndhurst Road, Ashurst, SO40 7AU

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£700,000

- Detached 3/4 bedroom chalet bungalow
- Large Kitchen dining room with bi-fold doors
- Oak framed garage and carport
- Three reception rooms with the versatility to use as bedrooms
- Mature and private rear garden
- Requested residential location with easy access to local road/rail connections
- Two bathrooms and utility room
- Driveway providing off road parking for 3/4 cars
- Original fireplaces and features throughout





4



2



3

This stunning chalet style bungalow built in the 1920s sits on an Impressive and mature corner plot in Ashurst. The versatile accommodation includes a large kitchen/dining room, three further reception rooms, a utility room, and a downstairs bathroom. Upstairs are three double bedrooms served by a four-piece family bathroom.

Ashurst lies on the eastern fringes of the New Forest, close to the coastal beaches of the Solent, both providing a range of outdoor and sporting activities. The village itself has a great selection of shops and amenities, including a mini supermarket, restaurants, newsagents, hairdressers, country pubs, and vets. Ideally located, there is a mainline link to London Waterloo from Ashurst railway station and motorway access to the M27. The bustling city of Southampton is just 6 miles away.

As you enter the hallway you're greeted by the most wonderful dark Jatoba wood flooring which compliments the neutral tones of the décor and colourful carpet choice. Doors filter naturally off the hallway to all the ground floor rooms and stairs rise to the first floor. The bay fronted sitting room looks over the front of the property and is a spacious room with the original brick fireplace as a central focal point. Across the hallway is two further reception room and a bathroom, the reception rooms could easily be used as reception space or double bedrooms, both rooms feature fireplaces typical of a 1920's property. The kitchen/dining/family room is the heart of the home which features a great sized kitchen with lots of cupboards and worktop space, built-in breakfast bar and finished with lovely granite worksufarces. The dining area has space for a large family dining set and looks out over the garden through cedar wood bi-fold doors. A further door leads into the useful utility room.







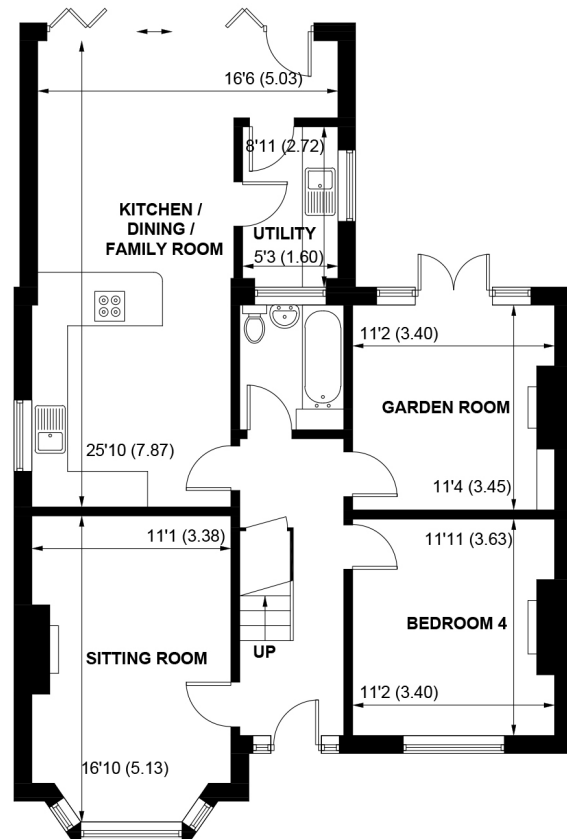
On the first floor, this property boasts three good-sized double bedrooms. The principal bedroom which forms part of an extension that was completed by the existing owners in 2009, is a lovely size room with built-in storage/wardrobes into the eaves. Both other bedrooms are spacious in size and benefit from built-in storage. All first-floor rooms are served by a well-appointed four-piece family bathroom.

The rear garden is fully enclosed and is mainly laid to lawn with an array of shrubs and a variety of mature trees. A rose covered pergola envelops the main patio which looks down the garden towards the green oak framed garage and carport which was built in 2005 by the current owners. Access to the carport/garage is located on Beech Road.

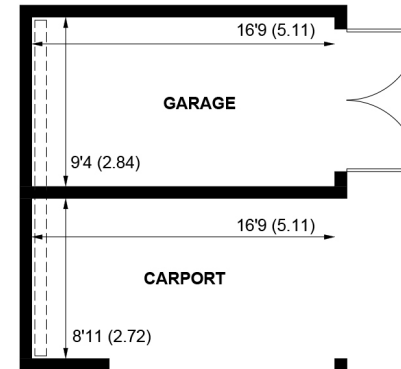
Agents Note: The vehicular access gates to the garage/carport currently doesn't have a dropped Kerb though previous permissions have been granted.

The front of the property and driveway is bordered by mature shrubbery and provides off-road parking for 4 cars comfortably. A side pedestrian gate leads to the side and rear garden.

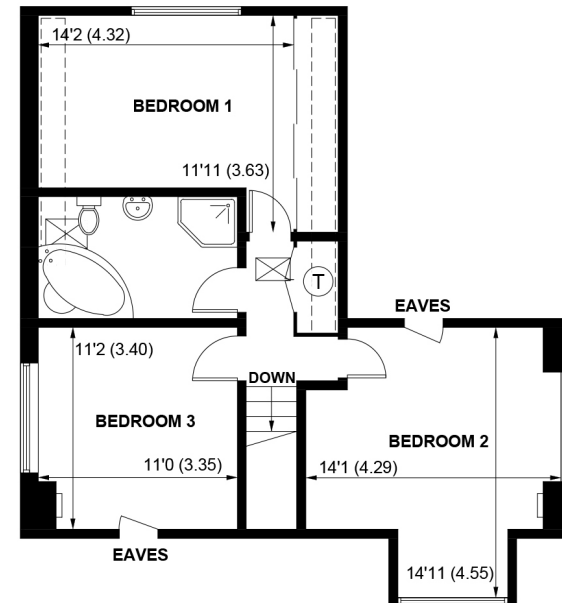




GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1613 SQ FT / 149.9 SQ M

GARAGE = 156 SQ FT / 14.5 SQ M

TOTAL = 1769 SQ FT / 164.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

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