



16 Fir Road

Ashurst, Southampton, SO40 7AZ

SPENCERS
NEW FOREST





A three bedroom detached character home with detached garage and lovely gardens set on a generous corner plot on a quiet residential lane within walking distance of the forest and amenities of Ashurst. With two conservatories and presented in very good condition throughout.

The Property

An enclosed porch leads through a beautiful original wooden door to the entrance hallway where stairs lead to the first floor landing and the three bedrooms. The hallway has a cloakroom under the stairs and a storage cupboard. The sitting room has a stripped wooden floor, an exposed brick fireplace and windows to dual aspect.

The conservatory is positioned to the far end of the room and enjoys a sunny aspect with access to one of the two garden areas, the driveway and garage.

The kitchen is very well fitted with a wide range of modern wooden storage cupboards. Integral appliances include an eye level fan oven with combination microwave above, fridge/freezer and dishwasher. There is a separate pantry with room for under counter appliances and from the kitchen a door leads to another conservatory which houses the washing machine and is ideal for use as a utility/boot room.

The dining room is positioned adjacent to the kitchen and is a light room having windows to double aspects, an attractive fireplace, wooden floor and a serving hatch.

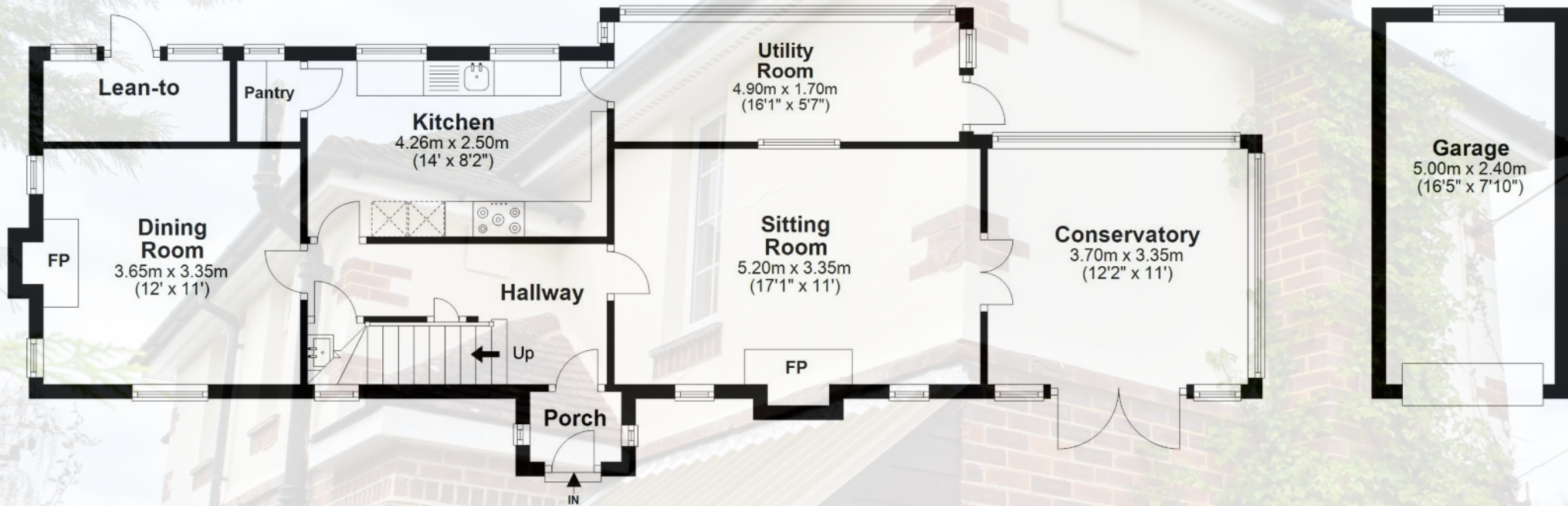
The first floor landing has an airing cupboard housing the hot water tank and there is an access hatch to the generous loft space. There are two generous double bedrooms and a third single room each served by the modern family bathroom with a shower over the bath.

£550,000

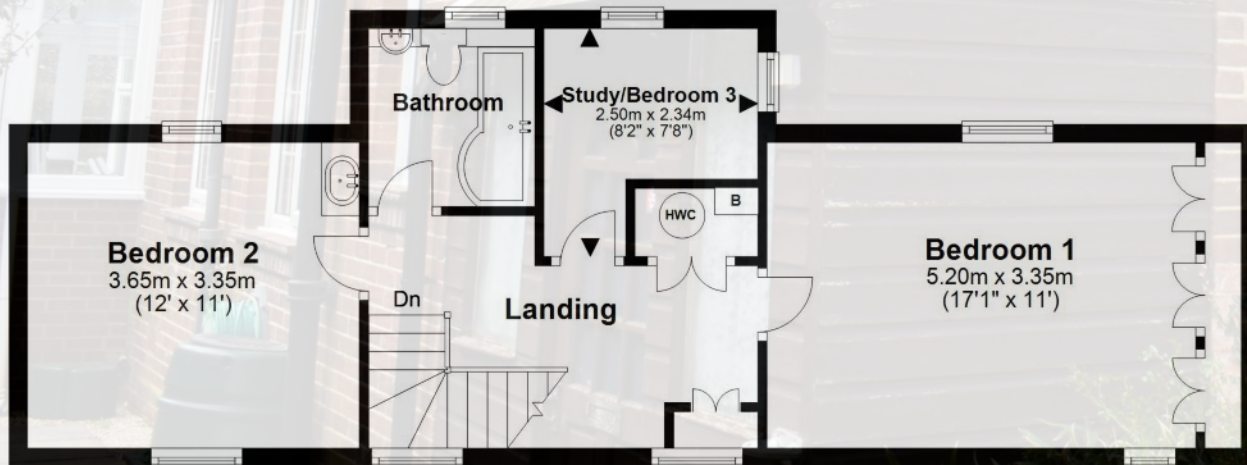


Floor Plan

Ground Floor



First Floor



Approximate Gross Internal Areas

House: 127.7 sqm / 1373.9 sqft

Garage: 12.0 sqm / 129.1 sqft

Total Approximate Gross Area:
139.7 sqm / 1503.0 sqft



Grounds & Gardens

The property is positioned on the centre of the generous corner plot having gardens to both sides, each mainly laid to lawn and each having areas of patio for al fresco dining. There is a detached brick garage and private driveway, wooden storage sheds and the boundaries are mature shrubs and close boarded fencing.

Agents Note: There is excellent scope to further extend the property, subject to the necessary planning permissions.

Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles into Ashurst. Pass over the Ashurst train station bridge and continue for a further mile taking the third turning on the left onto Beach Road. Proceed to the end of the road turning right into Fir Road. The property is the last on the right on the corner.

Services

All mains services connected

Tenure: Freehold

Energy Performance Rating: C Current: 76 Potential: 83

Council Tax Band: E

In addition to a newly fitted gas boiler, there are solar panels fitted to the roof for hot water.

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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