



33 Foxhills

*Ashurst, SO40 7ED*

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*A beautifully presented three-bedroom detached character home set within a generous plot, offering stylish and versatile living with a generous westerly-facing garden plot with granted planning permission to extend to create a fourth bedroom.*

## The Property

A covered storm porch is set over the main entrance into the hallway with stairs leading up to the first floor accommodation.

At the heart of the home is an impressive open-plan kitchen, dining and family room, flooded with natural light from triple aspects and finished with engineered oak flooring, wood and granite worktops and quality wood-fronted cabinetry. Space for appliances and a peninsular island create a setting for both everyday living and entertaining, complemented by a bespoke walk-in pantry.

A useful utility area is set off the kitchen with access to the rear garden.

The elegant sitting room has been recently refurbished to a high standard, featuring underfloor heating and striking bi-fold doors opening onto the garden. Previously arranged as a ground floor bedroom, this room offers a number of uses with the benefit of a luxurious ground floor adjoining shower room with a large walk in shower and bespoke fittings.

A well-proportioned double bedroom or additional reception room is set at the front of the property with a feature period fireplace and large window to the front and side aspects.

Upstairs, the principal bedroom enjoys triple-aspect views, fitted storage and charming original features with a further pretty double bedroom both served by a beautifully appointed bathroom with a freestanding claw-foot bath.

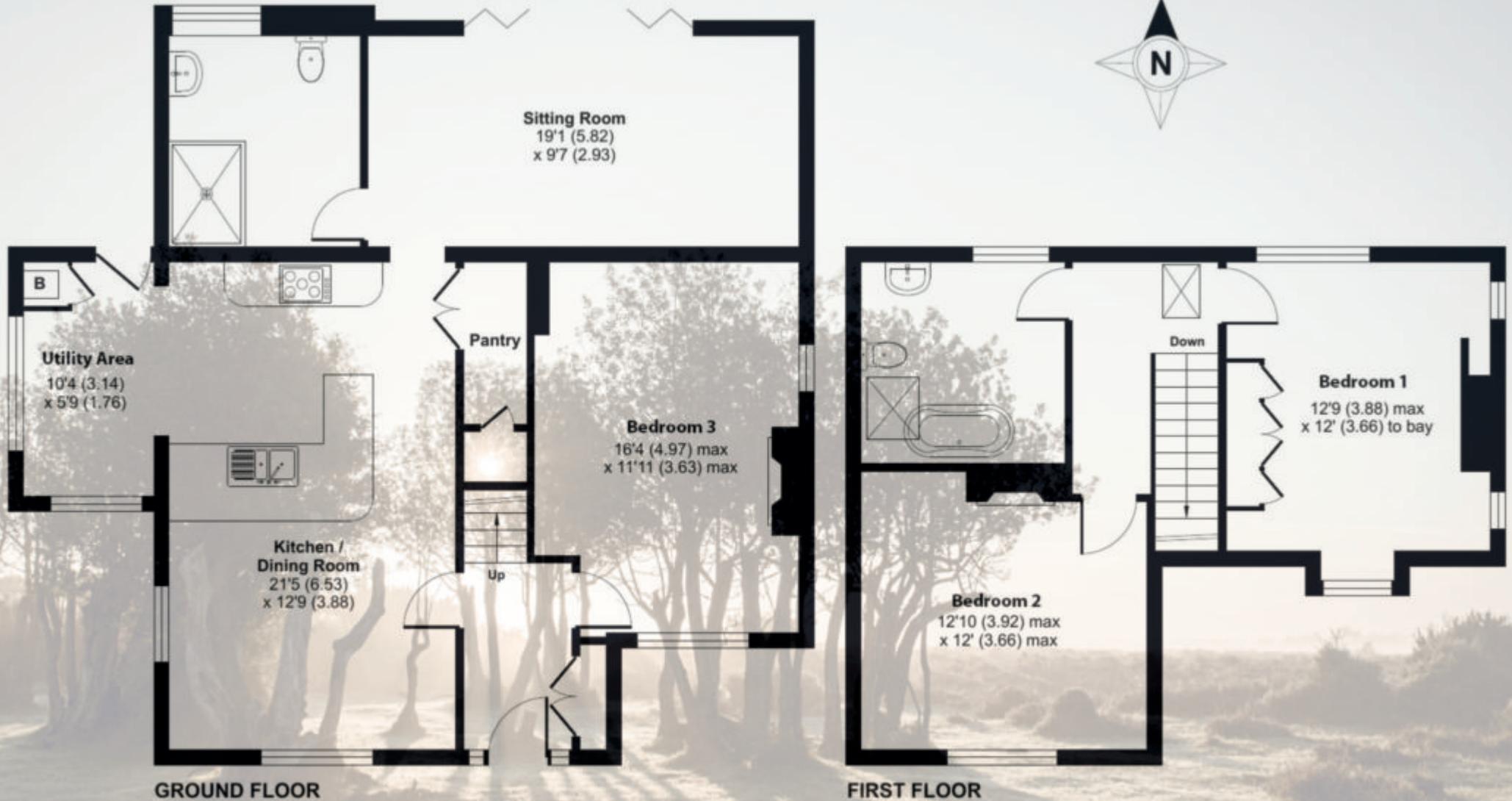
**£650,000 - £660,000**





Approximate Area = 1366 sq ft / 126.9 sq m

For identification only - Not to scale





*The property further benefits from extensive off street parking and outbuildings and is set close to the local amenities and Ashurst train station.*

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## Grounds & Gardens

Externally, the property sits within an impressive plot circa 0.25 acres. The west-facing rear garden is predominantly laid to lawn with mature planting, fruit trees, and a range of useful outbuildings including a powered workshop. The front offers a substantial driveway with ample parking, framed by established fruit and deciduous trees and hedging with scope to erect a garage subject to planning.

Ideally located within easy reach of local amenities, well-regarded schools, and transport links, including Ashurst station and the New Forest National Park.

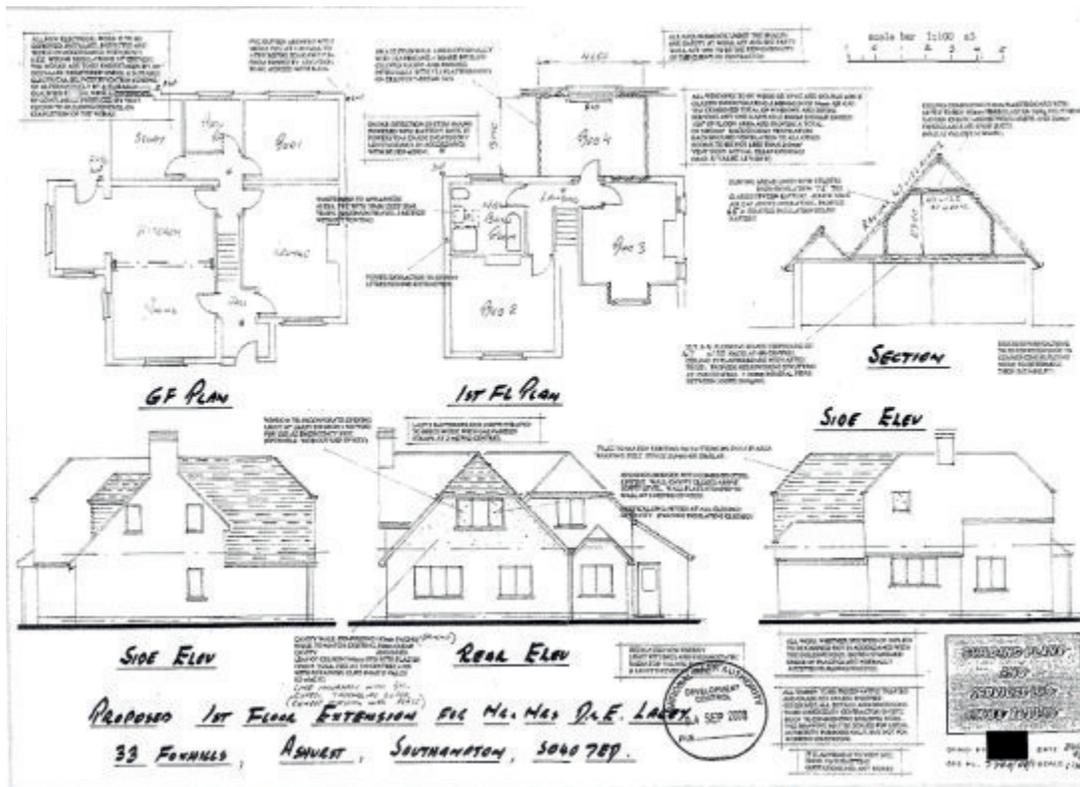
## Property Note

The property has historically had planning permission granted for a first floor extension to create a fourth bedroom, details can be found at:

<https://planning.agileapplications.co.uk/nfnpa/application-details/59707>

## Important Notice

Spencers Property 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 for 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.



## Situation

The property is located in a peaceful location in the heart of Ashurst. This desirable residential area is located on the north eastern edge of the New Forest National Park. The village benefits from shopping facilities, public houses and a mainline railway station with direct links to London Waterloo. The New Forest offers a wide range of outdoor pursuits and places of interest with the open forest easily accessible for walking and riding.

The city of Southampton to the East provides a comprehensive range of retail and leisure facilities. The property is extremely well placed for commuters with Junction 2 of the M27 motorway easily accessed at Ower within approximately three miles. Ashurst mainline railway station with direct links to Waterloo is located close by along with the convenient bus routes into Southampton and Lyndhurst. Plenty of schools are available in the surrounding area with the closest being the popular Foxhills Infant and Junior Schools as well as Hounslow Secondary School rated "Outstanding" by OFSTED.

## Additional Information

Tenure: Freehold  
 Council Tax Band: E  
 Energy Performance Rating: D Current: 63 Potential: 69

All mains services connected  
 Heating: Gas central heating

Flood Risk: Very low

Broadband: Ultrafast up to 500 mbps download. Truli have just installed a new fibre connection locally, which is not available to the property yet but should be in the next few months.

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





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

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