



Ashmore House, *Ashley, New Milton, BH25 5QL*

SPENCERS
COASTAL





“A stunning Arts & Craft style residence dating back to the 1920’s which has been extensively refurbished and fully redesigned to a high specification.

The Property

A covered entrance porch and magnificent reclaimed front door leads to the light and spacious hallway with cloakroom and turning staircase to the first floor.

The open plan kitchen/dining room is truly the hub of the house and is a beautiful spacious living area with doors to the garden, terrace and separate family room. The dual aspect kitchen is well fitted with a range of low level cupboards and features an integrated electric oven and separate steam oven, dishwasher and space for a range cooker as well as an American style fridge freezer.

The kitchen benefits from a large island with seating area and double doors leading out to the terrace making it the perfect entertaining room. There is a separate utility room providing further storage, space and plumbing for a washing machine and tumble dryer as well as access out to a sunny courtyard.

The adjacent family room is a wonderful addition to the space and perfect for family living.

The main living room has a relaxing and inviting feel to it and features an impressive fire place and surround with a working wood burning stove and double doors out to the south facing terrace.

The home office accessed through a pair of attractive glazed oak doors is a quiet space tucked away at the front of the property and completes the ground floor accommodation.



£1,150,000



5



3



3



Approximate Gross Internal Areas

House: 235.6 sqm / 2536.0 sqft
Outbuildings: 45.2 sqm / 486.5 sqft

Total Approximate Gross Area:
280.8 sqm / 3022.5 sqft







Set back of Brockhills Lane and located close to the forest, coast and town; situated on a beautiful south westerly facing plot. The property further benefits a self-contained annexe, detached double garage and ample parking behind the double gated entrance.

The Property

On the main house first floor there are three double bedrooms and a family bathroom all designed with style and consideration.

The beautiful main bedroom enjoys views over the garden and a large en suite with a freestanding bath and separate shower cubicle. Adjacent to the bedroom is an impressive walk in dressing room with a range of fitted wardrobes, which could be changed back to a fifth bedroom.

The second bedroom is beautifully proportioned and there is a double bedroom both served by a delightful family walk-in shower room.

There is a separate one bedroom self contained annexe with en suite shower room complete with its own front door and private outside courtyard space. The annexe can be accessed from the main house if required and is a wonderful addition to the main home or has good income potential.

Property Video

Point your camera at the QR code below to view our professionally produced video.







Outside

The property is approached via a large, in and out gravelled driveway leading to the detached double garage which has an electric up and over door and an impressive gym area. The generous rear gardens are a standout feature, providing a wonderful outdoor space for entertaining. The gardens are mainly laid to lawn, bordered by mature trees and shrubbery, creating a sense of seclusion and privacy. Adjacent to the rear of the property is a large, paved patio area, ideal for alfresco dining. The property also benefits from an electric car charging port, and a bike and storage shed.

The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south.

This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.







Services

Energy Performance Rating: D Current: 65 Potential: 74
All mains services connected

Points Of Interest

Barton on Sea cliff top	2.7 Miles
The Cliff House restaurant	2.9 Miles
Pebble Beach restaurant	2.8 Miles
Chewton Glen Hotel & Spa	2.7 Miles
Durlston Court School	2.9 Miles
Ballard School	1.2 Miles
The Arnewood School	1.8 Miles
Tesco Superstore	1.7 Miles
New Milton centre and train station	1.2 Miles
New Forest	5.4 Miles
Bournemouth Airport	10.7 Miles
Bournemouth Centre	12.3 Miles
London (1 hour 45 mins by train)	110 Miles

Important Notice

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:

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com