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ESTATE AGENTS

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# 11 Cecil Avenue, Ashurst SO40 7BG

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£535,000

- Requested cul-du-sac
- Fabulous open plan family room
- Three double bedrooms
- Private enclosed rear garden
- Requested New Forest village
- Character charm
- Sitting room with open fire
- Extended and beautifully presented throughout
- Great school catchment area





3



1



2

This attached character property has been sympathetically extended and undergone a beautiful scheme of renovation and now offers a very stylish home in a delightful cul-du-sac.

We believe this a great opportunity to acquire a semi detached house which manages to combine character features and charm with the informality of modern day family living and informal socialising. The house is an absolute credit to the current owners.



This character semi detached house dates from the 1930's and typical benefits from large bay windows offering an abundance of natural light. A hallway gives access to the formal sitting room with large bay window and open fireplace with hearth and surround and is decorated tastefully offering a very tranquil reception space. At the heart of the home is a fabulous open plan 'live in' family kitchen and dining room with bi-fold doors and a woodburning stove. This really is a wonderful family space ideal for modern day living. There is also a downstairs WC. The first floor has three good double bedrooms and a super refitted four piece bathroom suite.



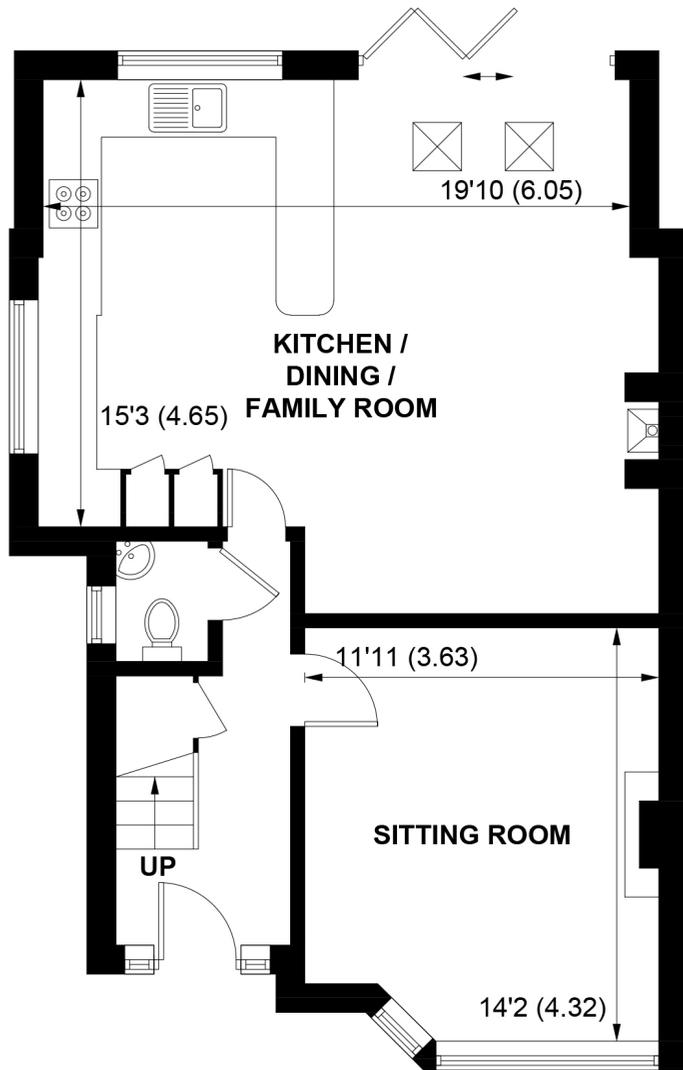




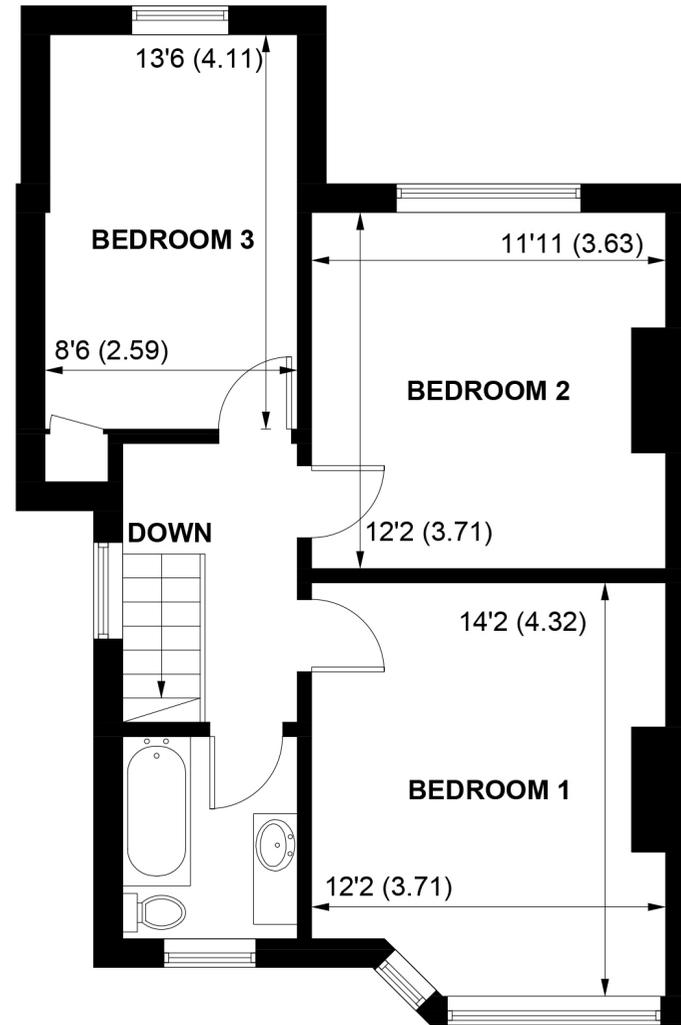
There is a driveway allowing for off street parking. The rear garden has a large patio, ideal for al-fresco entertaining, with the remainder laid to Astro turf, offering a low maintenance year round usable garden. There are two garden sheds.

Ashurst is a delightful village situated between Lyndhurst and the larger commercial centre of Southampton. The New Forest is easily accessed at either Deerleap in Colbury or the enclosures at Woodlands. There are a number of stores, restaurants and pubs with a post office. Ashurst has the benefit of a mainline railway station giving access to Bournemouth, Southampton and the capital London. Within the village is the very well regarded infant and junior school Foxhills.





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1160 SQ FT / 107.8 SQ M**

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

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