

11 Ash Grove

Ashurst, Southampton SO40 7BN

SPENCERS
NEW FOREST







Offered to the market is this fully refurbished four-bedroom detached chalet bungalow. Situated in a quiet location at the end of a cul-de-sac, the property offers easy access to both Ashurst and Lyndhurst. Further benefits include a good-sized wraparound garden, a private gravel driveway providing parking for multiple cars, and approximately 1,400 sq. ft. of light and well-presented living space.

The Property

A welcoming entrance hall leads into the living room, where a bay window provides pleasant views along Ash Grove. The room is generously proportioned and benefits from newly fitted carpet and a log-burning stove.

Situated to the side of the property, the kitchen is fitted with a range of contemporary Shaker-style wall and base units and features a window overlooking the side aspect. An opening connects the kitchen to the conservatory, which forms part of the property's extension and is currently used as a dining area, creating a sociable, open-plan feel. The conservatory also provides direct access to the garden, making it ideal for al fresco dining and entertaining.

At the end of the hallway is bedroom four, which provides space for a single bed and additional furniture. The new combi boiler is housed within a large cupboard in this room. A further corridor leads to a modern four-piece family bathroom, fitted with a bath and a separate walk-in shower.

£699,950

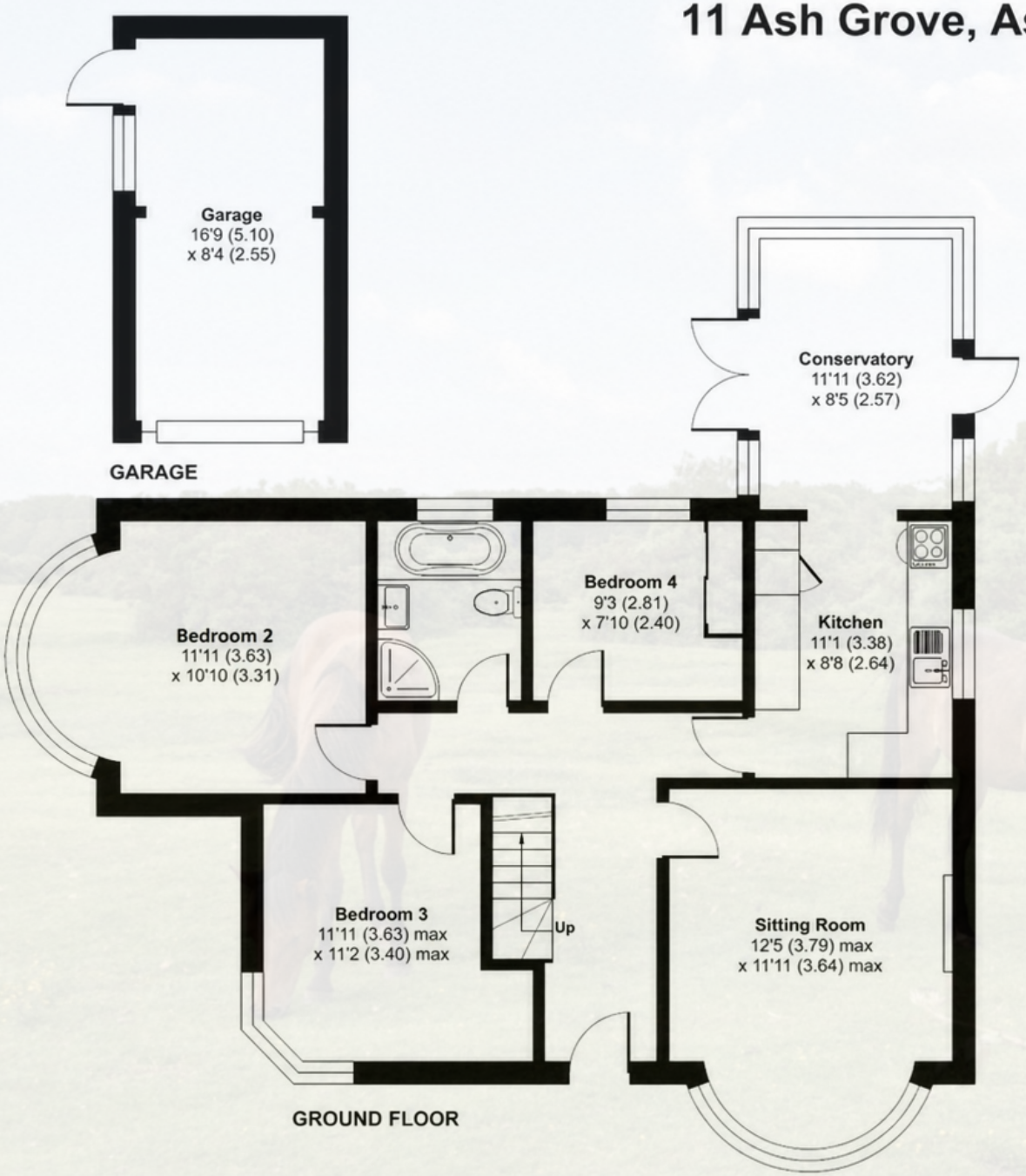
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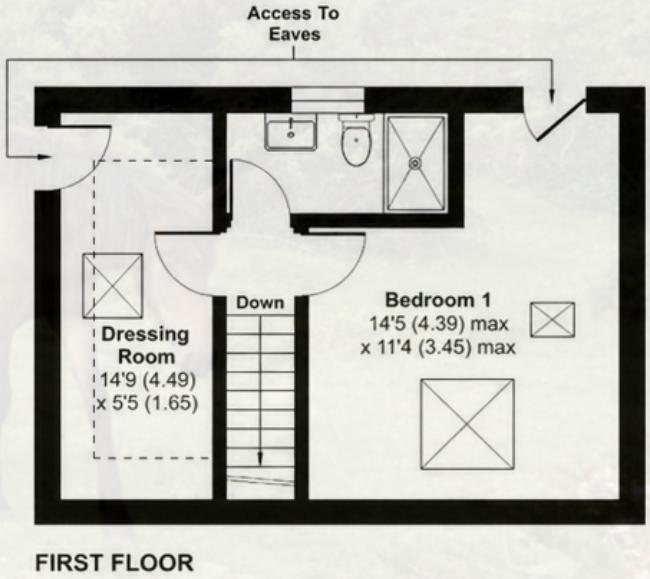
11 Ash Grove, Ashurst, Southampton, SO40 7BN

Approximate Area = 1226 sq ft / 113.8 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Garage = 140 sq ft / 13 sq m
Total = 1400 sq ft / 129.9 sq m

For identification only - Not to scale

Denotes restricted head height





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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The Property Continued

Upstairs, the principal suite provides substantial and versatile accommodation. The spacious bedroom features Velux windows offering attractive views along Ash Grove. A modern shower room, accessed from the central landing, serves the principal first-floor bedroom. A useful dressing room/study is situated at the opposite end of the landing, completing the accommodation.

The principal ground-floor bedroom is particularly spacious, comfortably accommodating a large double bed and additional furniture, while an attractive bay window overlooks the garden. Bedroom two is also generously proportioned and offers plenty of storage space.















Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 64 Potential: 79

Services: All mains connected
Heating: Gas central heating

Flood Risk: Very Low

Broadband: Superfast broadband with speeds of up to 58 Mbps is available at the property (Ofcom)
Mobile Signal / Coverage: No known issues, buyer to check with their provider

Parking: Private driveway and garage

Grounds & Gardens

The property is approached via a good-sized gravel driveway, with a designated parking area providing space for several vehicles. The driveway also provides access to the garage.

A side gate provides access to the rear garden, which is enclosed by mature trees, creating a private and tranquil setting. The garden extends around the side of the house, offering areas of sunlight throughout the day. A lovely, newly laid patio area is situated to the rear of the property.





Directions

Proceed Northbound down the A35 until you reach Ashurst, continue past the Co Op and then turn left down New Road. Follow the street and turn right onto Ash Grove, then proceed to the end of the Cul-De-Sac to number 11.

The 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 Hounsdown Secondary School rated “Outstanding” by OFSTED.

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 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 fitments, 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA
T: 01590 622 551 **E:** brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk