



**PETTENGELLS**  
ESTATE AGENTS

38 Ashley Common Road, Ashley, New Milton, Hampshire, BH25 5AR  
Asking Price £525,000

38 Ashley Common Road, Ashley, New Milton,  
Hampshire, BH25 5AR

- Fabulous spacious home
- 2000 sq ft floor area
- Three bedrooms, Three bathrooms
- Three reception rooms
- Including conservatory
- Kitchen/Breakfast room
- Private gardens
- Flexible accommodation
- New boiler 2024
- 19' x 14' garage plus car port





WE ARE PLEASED TO OFFER AS A CHAIN FREE SALE, THIS THREE BEDROOM, THREE BATHROOM, THREE RECEPTION ROOM DETACHED CHALET STYLE BUNGALOW, WITH LARGE GARAGE AND PLEASANT GARDENS.

Accommodation: Being a chalet style residence there is flexible accommodation that we're describing as follows. Entrance hall leading into a large living room which overlooks the garden. There is then a further spacious reception room with sliding door which opens to the lovely conservatory. At the front is a ground floor bedroom and shower room and then there is the kitchen/breakfast room (new gas boiler 2024), which leads conveniently to a side porch/utility room. Upstairs the landing opens to two good size bedrooms, one of which is particularly generous, also offering a dressing room and ensuite shower room. There is then a family bathroom.

Outside: The house along with next door is approached via a shared driveway off Ashley Common Road (owned by number 36). It then has its own driveway in front of the large garage (5.75 m x 4.44 m) with power and next to this is a carport. The gardens are lovely being relatively private with lawned areas front and rear and shrub/hedge borders. There is a paved patio adjoining the rear of the house and shrub borders at the bottom of the garden some outbuildings, although these are not in the best of condition. Railway line next door.

EPC: D, Council tax band: D, Tenure: Freehold

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TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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