



21 Warwick Avenue, New Milton, BH25 6AH

£560,000

Mitchells
1963 — TODAY



*21 Warwick Avenue
New Milton
Hampshire
BH25 6AH*

This highly deceptive five bedroom, four reception room detached house is situated just a short walk of New Milton town centre, mainline railway station and the local schools. The property offers versatile accommodation with features including a fantastic kitchen/family room, a utility room, a sitting room with an open fire, a secluded garden and off road parking.

- Entrance Porch
- Entrance Hall
- Kitchen/Family Room
- Sitting Room
- Utility Room
- Snug
- Ground Floor Bedroom/Additional Reception Room
- Ground Floor Cloakroom
- First Floor Landing
- Five First Floor Bedrooms
- Family Bathroom
- Driveway
- Secluded Garden



The Property

Entrance porch with timber effect flooring, useful coat hooks and access through to the main hall.

Main hallway with stairs to the first floor landing, understairs storage cupboard and large radiator.

Ground floor cloakroom with wash hand basin, WC, UPVC window and cupboard housing the gas meter.

The double aspect sitting room is situated at the front of the property with a feature fireplace with working open fire and timber surround and a wall mounted TV point.

The kitchen/family room is a particular feature of this property with sliding patio doors onto the rear garden, a bright double aspect, shaker style wall and base units with a contrasting solid wood worktop, one and a half bowl sink with mixer tap over and drainer, space and plumbing for a range style cooker with extractor fan over and tiled splashback, recessed ceiling spotlights and this opens through to the family room with ample space for a six to eight seater table and chairs and additional seating and a wall mounted TV point.

Separate snug with a UPVC door out to the garden, UPVC window and access through to the utility room and ground floor bedroom/additional reception room, subject to any necessary permission, this could easily be converted into an annexe, if required.

Utility room with butler style sink, shaker style wall and base units with solid wood worktop and space and plumbing for a washing machine and tumble dryer.

Ground floor double bedroom/additional reception room is situated at the front of the property with a large UPVC window and ample space for furniture.

On the first floor landing is a UPVC window for light, hatch to loft space and double airing cupboard with hot water cylinder and slated shelves for storage.

The family bathroom is a particularly generous size with a modern white suite comprising a wash hand basin with mixer tap over and storage beneath, large corner shower cubicle with Grohe shower fittings and sliding glass shower doors, panel bath with mixer tap over and hand held shower attachment, UPVC window and chrome heated towel rail.

On the first floor are four double bedrooms with the master being particularly generous with a bright double aspect. Bedroom four is situated at the front of the property with a bright south westerly aspect and is currently used as a dressing room but would make an ideal home office or child's bedroom.





Gardens & Grounds

To the front of the property is a tarmac driveway giving off road parking for approximately three vehicles with the rest of the garden laid to lawn with mature planting.

The rear garden is a lovely feature of this property being extremely private and secluded surrounded by high level fencing and hedging, a large patio area with mature and colourful planting, two seating areas catching the sun throughout the day, a large shingle area, small area of lawn and mature and colourful beds.

This is a highly deceptive property with versatile accommodation and a viewing is highly recommended.

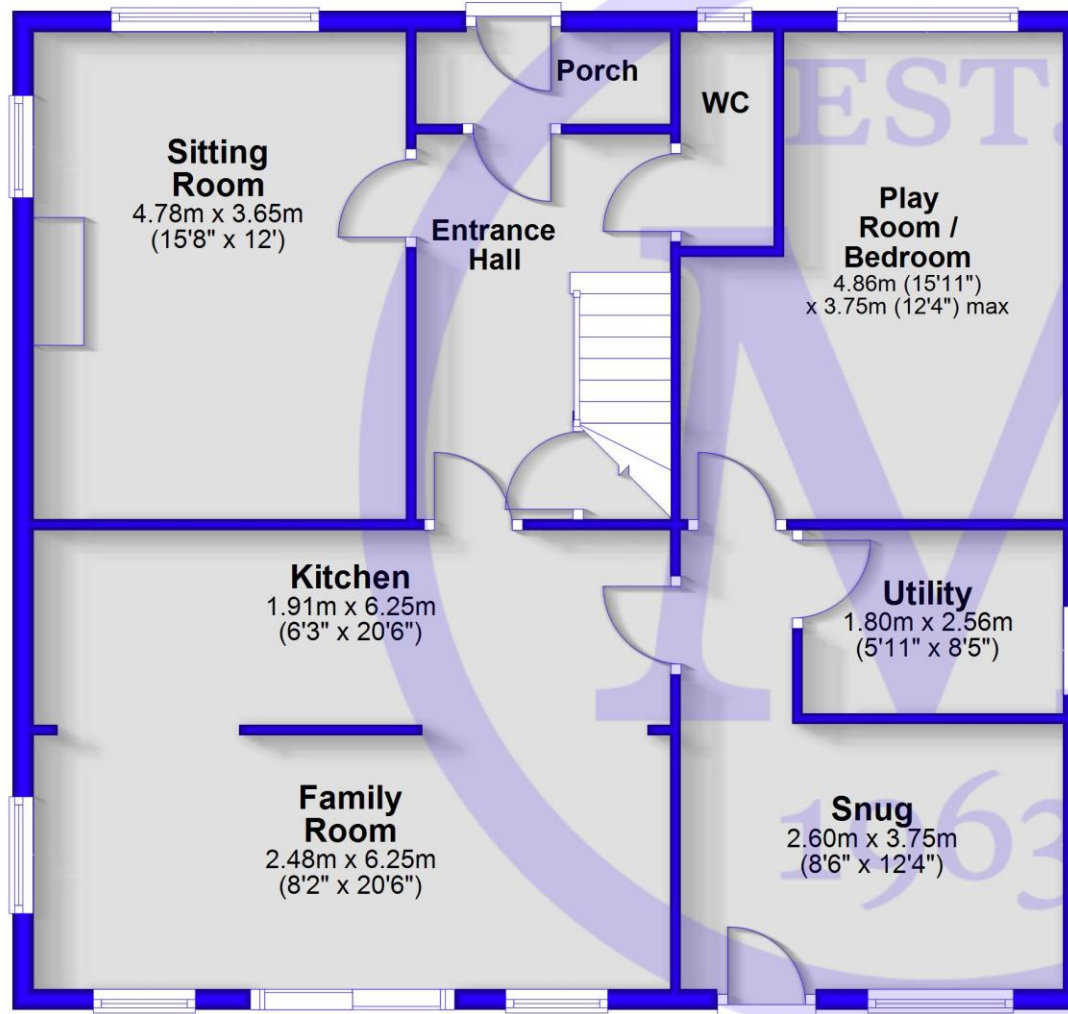


Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed

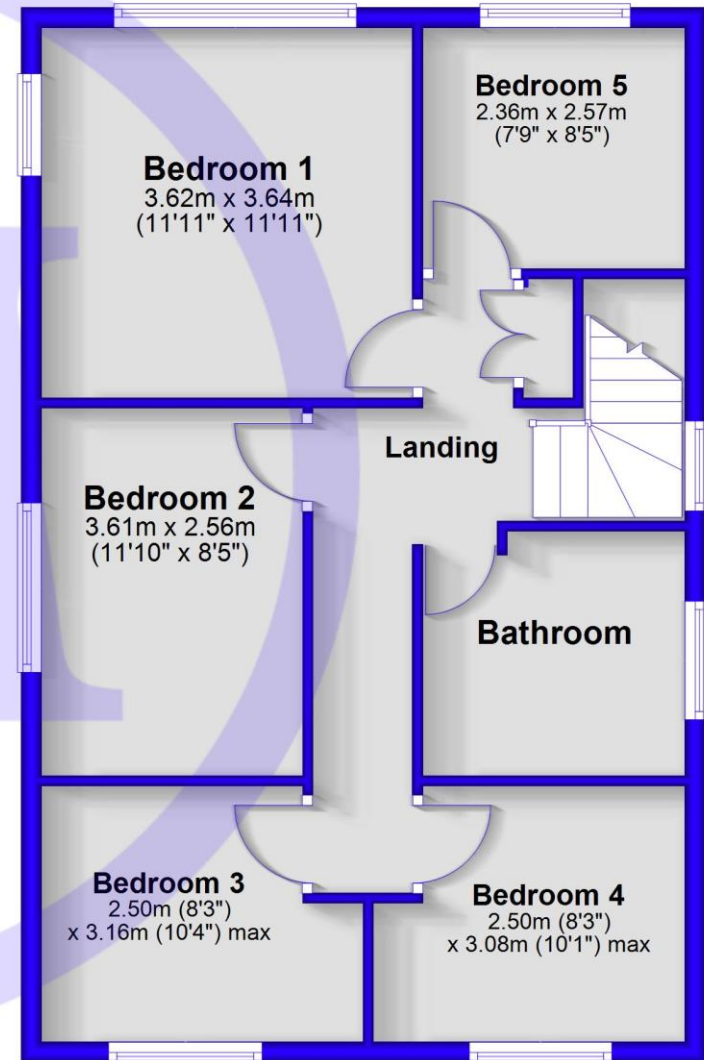
Ground Floor

Approx. 94.9 sq. metres (1021.1 sq. feet)



First Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



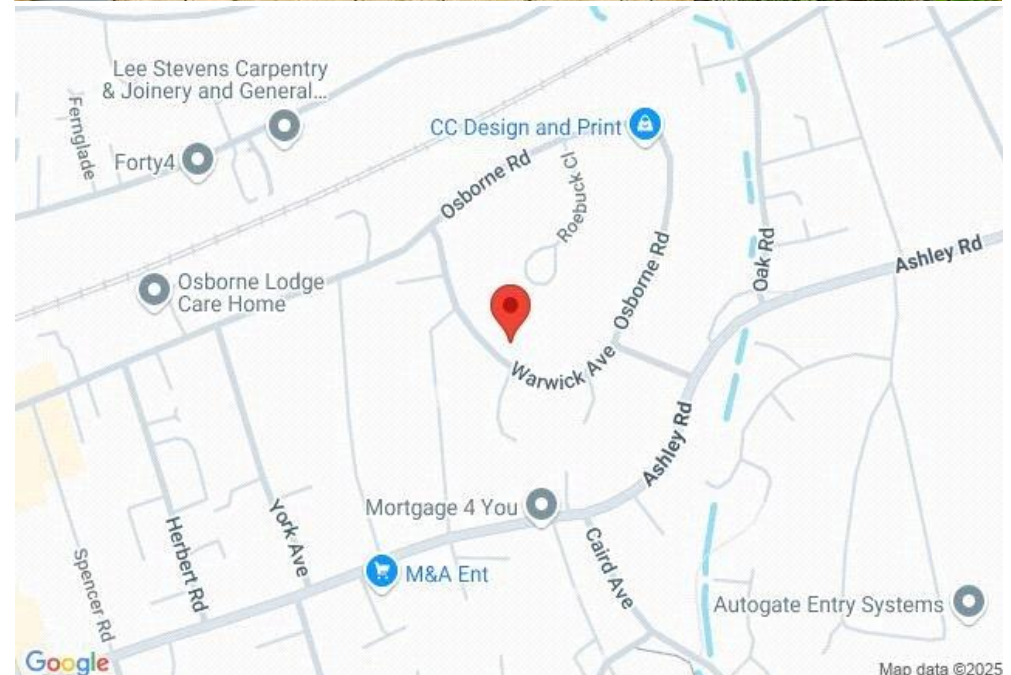
Total area: approx. 157.6 sq. metres (1696.2 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn left at the traffic lights and take the first turning right into Osborne Road. Take the fifth turning right into Warwick Avenue where the property can be found after a short distance on the left hand side.





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