



16 Milton Grove, New Milton, BH25 6HD

£749,500

Mitchells
1963 — TODAY



*16 Milton Grove
New Milton
Hampshire
BH25 6HD*

An impressive and substantial individual detached house constructed approximately one hundred years ago and occupying a prime position in a quiet location, yet within easy walking distance of the town centre, schools and mainline railway station. The property has been sympathetically extended and modernised over the years and now offers excellent family accommodation in this fantastic position. Other features of the property include a superb modern kitchen, three reception rooms, four good sized bedrooms, a bathroom, two shower rooms, an in out shingle driveway and an internal viewing is strongly recommended.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Snug
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Shower Room
- Landing
- Four Bedrooms
- Bathroom
- Jack & Jill En-Suite
- Detached Garage
- Off Road Parking
- Private Gardens



The Property

Entrance porch with feature stained glass double glazed front door and tiled flooring.

Entrance hall with timber staircase to the first floor, shoe cupboard and understairs storage cupboard.

Good sized double aspect sitting room with a feature stone fireplace and a UPVC double glazed door onto the rear garden.

Large dining room with a feature UPVC double glazed bay window to the front aspect.

Separate snug lounge.

Impressive and modern kitchen/breakfast room fitted with an excellent range of high quality wall and base units with a contrasting timber effect worktop with an inset one and a half bowl sink unit with a mixer tap over, integrated double electric oven, touch control induction hob with extractor over, space for an American style larder fridge, kickplate heater, part tiled walls, under cupboard lighting, ample room for kitchen table, a double aspect and twin double glazed doors onto the patio and rear garden.

Useful separate utility room with space for washing machine and tumble dryer and a UPVC double glazed door to outside.

Fully tiled ground floor shower room fitted with a white suite comprising a large shower cubicle with a Mira shower, wash basin with storage beneath, WC, electric convector heater and a heated towel rail.

First floor landing with trap to the roof space and airing cupboard.

Four good sized first floor bedrooms including a lovely double aspect guest bedroom with a corner vanity unit and a master bedroom with a Jack and Jill en-suite.

Family bathroom fitted with a modern white suite comprising a panel bath with computer controlled shower unit and tap, wash basin with storage beneath and a WC.

Fully tiled en-suite shower room fitted with a white suite comprising a corner shower cubicle with a thermostatic controlled shower, wash basin with storage beneath, WC, extractor fan and a Jack and Jill door to bedroom one to make an en-suite facility.





Gardens & Grounds

The property sits on a pleasant mature plot with the front garden having an in out driveway creating excellent off road parking with a close boarded fence dividing from the pavement with the remainder laid mainly to lawn for ease of maintenance.

The driveway extends along the side of the property leading to the single garage with a pitched roof, power, light and an up and over door.

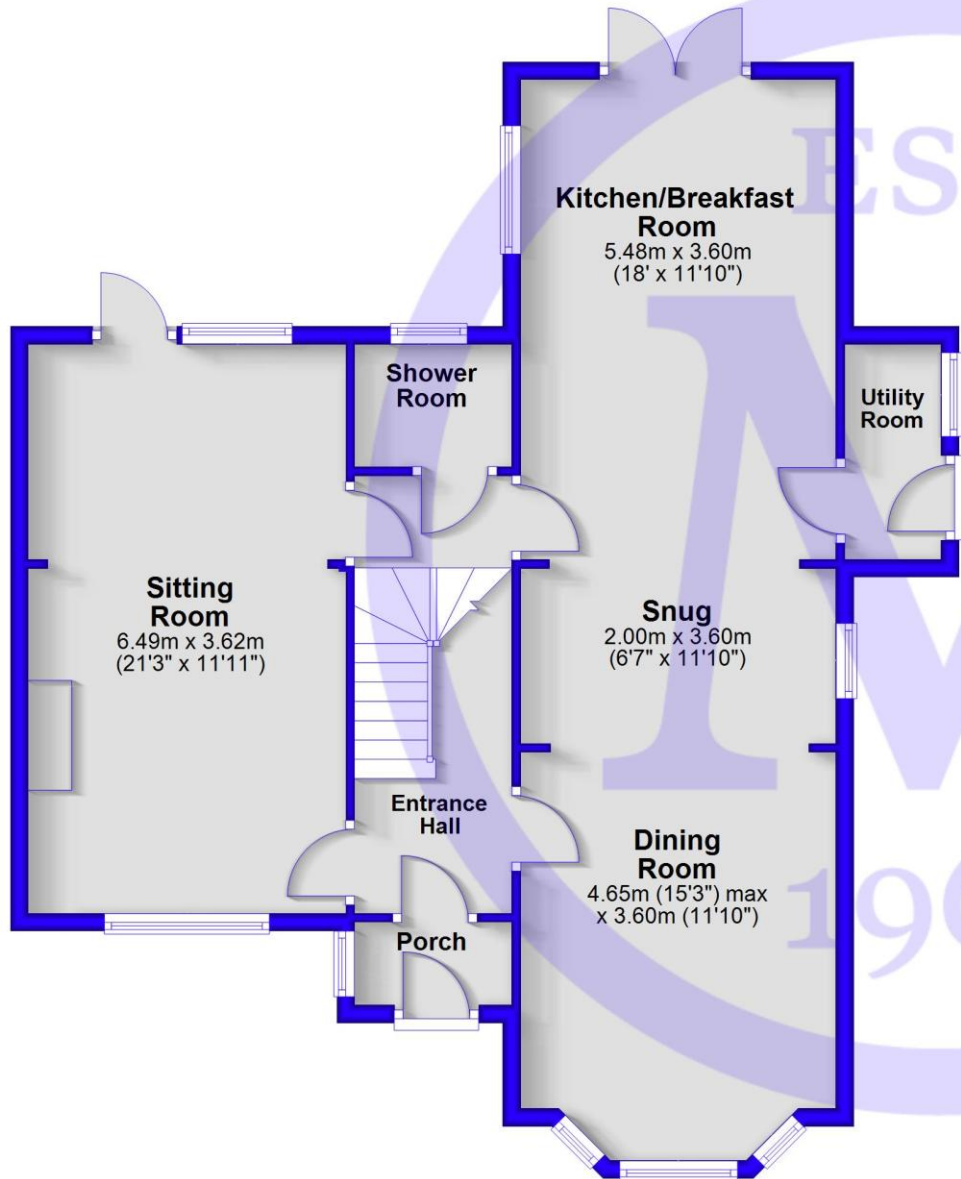
Adjoining the rear of the property is a good sized area of paved patio with the remainder laid mainly to lawn with a second patio area and all enjoying a good degree of privacy and seclusion. There is also a 10 x 6 shed with power and lighting.

Services

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

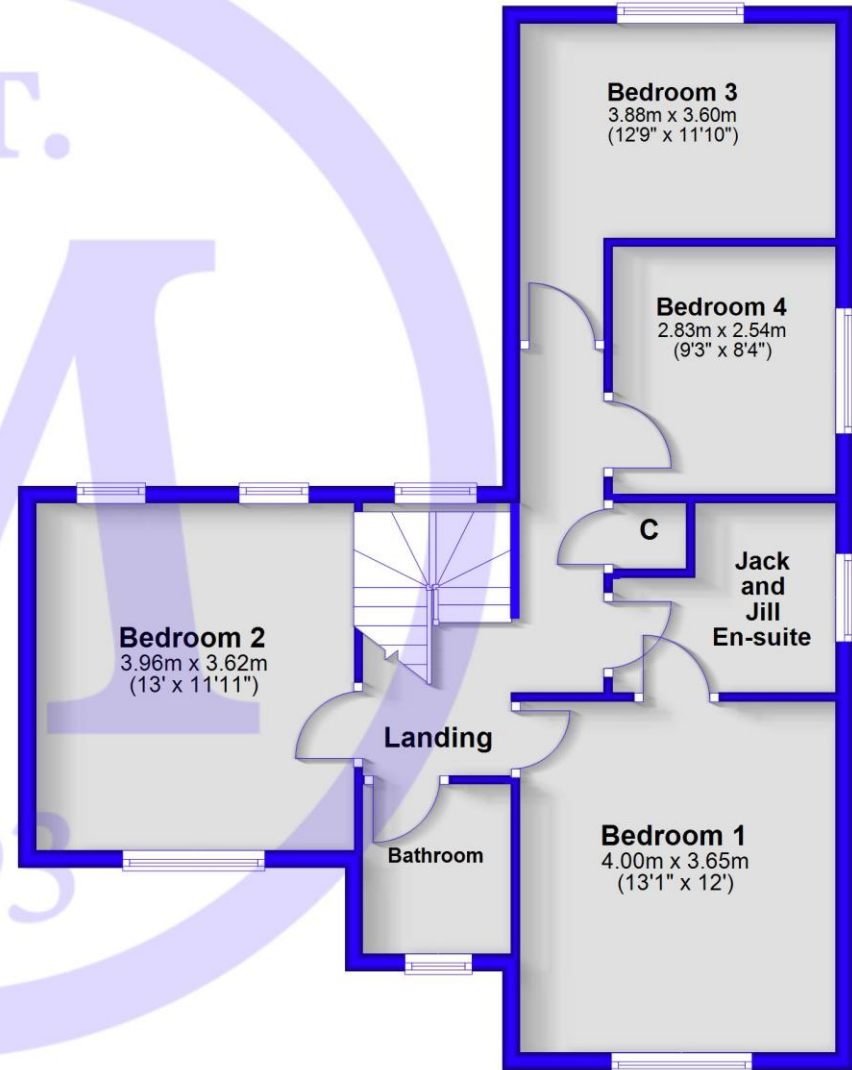
Ground Floor

Approx. 84.7 sq. metres (911.4 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 151.9 sq. metres (1634.8 sq. feet)

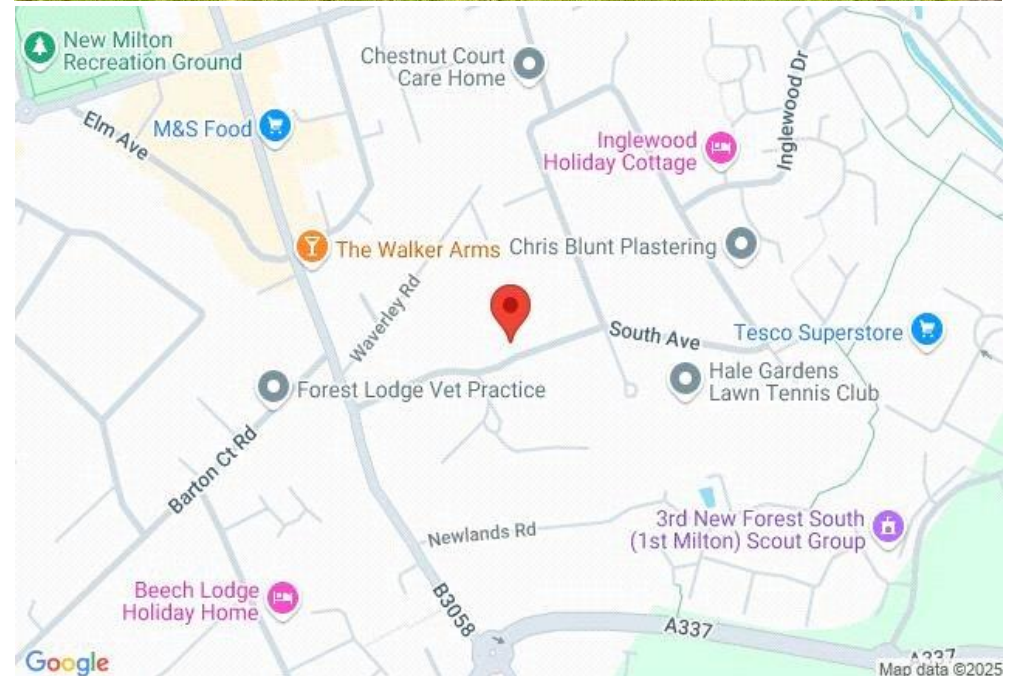


Situation

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 right at the traffic lights and proceed along Station Road. Take the third turning left into Milton Grove where the property will be found on the left hand side.





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