



37 High Ridge Crescent, New Milton, BH25 5BT

£649,950

Mitchells
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*37 High Ridge Crescent
New Milton
BH25 5BT*

A beautiful and characterful detached three double bedroom bungalow comprehensively modernised and thoughtfully extended in recent years and now presented in excellent order throughout. Features of this fantastic property include two en-suite shower rooms, a large luxury bathroom, a stunning modern kitchen/dining room and a good sized and private garden to the rear.

- Entrance Porch
- Hallway
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Two En-Suite Shower Rooms
- Bathroom
- Off-Road Parking
- Attached Garage
- Private Gardens



The Property

Large entrance porch with timber effect flooring, built in storage and double glazed front door

Entrance hall with central heating controls, trap to the roof space with pull down ladder and large airing cupboard housing the pressurised hot water tank

Good sized sitting room with feature stone fireplace with a timber mantle and inset Dimplex flame effect electric fire along with a lovely outlook over the rear garden

Stunning kitchen/dining room recently refitted with a range of modern wall and base units with soft closing drawers and doors with a contrasting stone effect worktop with an inset one and a half bowl sink unit with a mixer tap over, space for rangemaster cooker with extractor over, space for tall fridge freezer, dishwasher and washing machine, feature glazing providing an abundance of light, solid timber breakfast bar, tiled flooring, exposed beams and twin UPVC double glazed casement doors onto the patio and rear garden

Three good sized double bedrooms, two of which have modern and luxurious en-suite shower rooms

Large main bathroom with fully tiled walls and floor and fitted with a tiled panel bath, separate corner shower cubicle with a thermostatic controlled shower, wash basin with storage beneath, WC, contemporary towel rail, high level double glazed Velux window, recess ceiling spot lights and extractor fan





Gardens & Grounds

The property sits on a lovely mature plot with the front garden laid mainly to lawn with low stone wall dividing from the pavement, twin timber gates provide access to the driveway which provides off-road parking for at least three vehicles and leads to the attached garage which has power and light and an electrically operated roller door.

The rear garden enjoys a high degree of privacy, has an area of Indian sandstone patio with decorative brick edging with the remainder laid mainly to lawn, a second patio area and an open outlook.



Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating D

Floor Plan

Approx. 162.5 sq. metres (1748.9 sq. feet)



Total area: approx. 162.5 sq. metres (1748.9 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'
Plan produced using PlanUp.

Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next set of lights and upon reaching the top of the hill, turn right into High Ridge Crescent. Bear left and the property will be found on the left hand side.





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