



*4 Larkshill Close, New Milton, BH25 5RN*

*£759,950*

**Mitchells**  
1963 — TODAY







*4 Larkhill Close  
New Milton  
Hampshire  
BH25 5RN*

This stunning four double bedroom family home, built by the well known local builders Pennyfarthing Homes, is situated just a short walk from New Milton town centre and the mainline railway station. Features of this beautiful property include a modern kitchen, a utility room, a spacious lounge, a separate dining room, a ground floor cloakroom, a study, a master bedroom with an en-suite, a double garage, and generous, private, and secluded gardens.

- Entrance Hall
- Sitting Room & Dining Room
- Conservatory & Utility Room
- Kitchen
- Ground Floor Study
- Double Garage
- Four Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- Private & Secluded Gardens



# The Property

The entrance hall features stairs leading to the first floor landing, carpeted flooring, a double storage cupboard, a double cloaks cupboard, and an internal door providing access to the double garage.

The spacious sitting room is a particular feature of the property, offering a bright and airy double aspect with a feature bay window to the front, double casement doors opening onto the garden, an archway through to the dining room, carpeted flooring, and modern UPVC windows.

The dining room continues with the same carpeted flooring and includes double casement doors onto the patio and rear garden, ample space for a table and chairs, and a UPVC door leading to the conservatory.

The conservatory features a dwarf cavity brick wall, timber double glazed windows, a polycarbonate roof, and double casement doors opening onto the patio and rear garden. It is fitted with blinds and includes power and lighting.

The kitchen has been recently refitted with a good range of timber effect wall and base units, a contrasting granite-effect worktop, a stainless steel one and a half bowl sink with a mixer tap, integrated dishwasher, full height fridge and freezer, pull out larder cupboard, four burner induction hob, double oven/microwave, tiled splashbacks, chrome heated towel rail, fully tiled flooring, and a UPVC window with an attractive outlook over the rear garden.

The utility room features matching wall and base units with the same granite effect worktop, a stainless steel sink with a drainer and mixer tap, tiled splashbacks, a modern Worcester boiler, space and plumbing for a washing machine and tumble dryer, central heating controls, a UPVC window, and a UPVC door to the rear garden.

The ground floor study provides ample space for a desk and filing cabinets and enjoys a pleasant outlook over the rear garden.

The ground floor cloakroom includes tiled flooring and fully tiled walls, a modern white suite comprising a WC and wash hand basin with built-in storage, a chrome heated towel rail, a wall mounted mirror, and a UPVC window.

On the first floor are four generous double bedrooms, all benefiting from built-in wardrobes. The master bedroom includes a luxury en-suite shower room with a wash hand basin, WC, corner shower cubicle with glass screen, thermostatic power shower attachments, chrome heated towel rail, UPVC window, wall mounted mirror with built-in lighting, and a shaver point.

The family bathroom is particularly spacious and offers a range of built-in storage along with a modern white suite comprising a wash hand basin, WC with hidden cistern, P-shaped bath with mixer tap and independent thermostatic power shower attachments, glass shower screen, chrome heated towel rail, wall mounted mirror with lighting, and tiled flooring.







## Gardens & Grounds

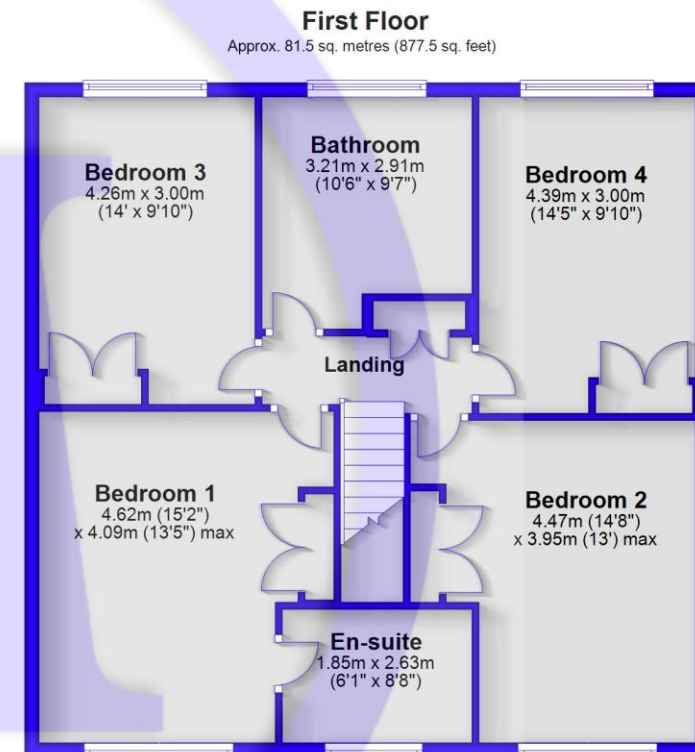
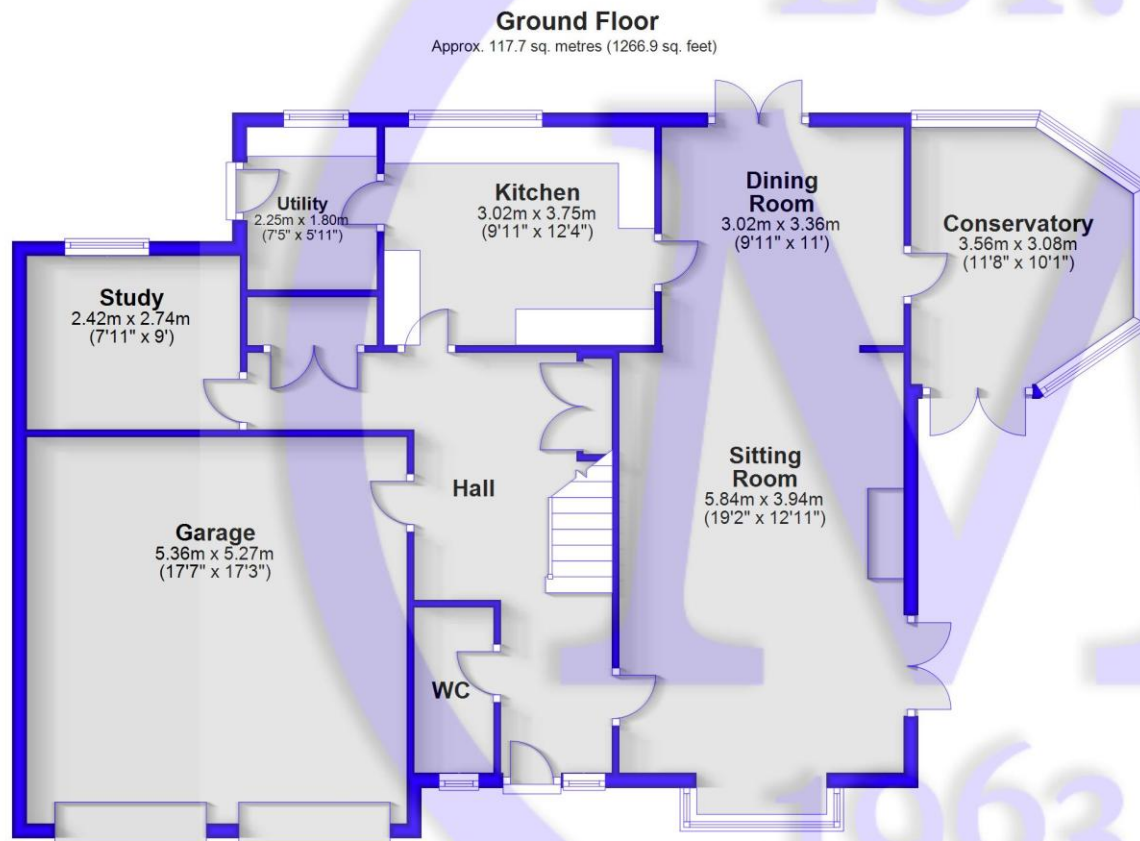
To the front of the property, there is a large tarmac driveway providing ample off-road parking for three to four vehicles. The remainder of the front garden is landscaped with low maintenance shrubs, and the property enjoys a lovely outlook over an open green.

To the rear, the property boasts a particularly spacious garden, comprising three separate patio areas, a garden shed, and a large lawn bordered by mature shrubs and trees. The garden is exceptionally private and secluded.



## Services

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



Total area: approx. 199.2 sq. metres (2144.4 sq. feet)

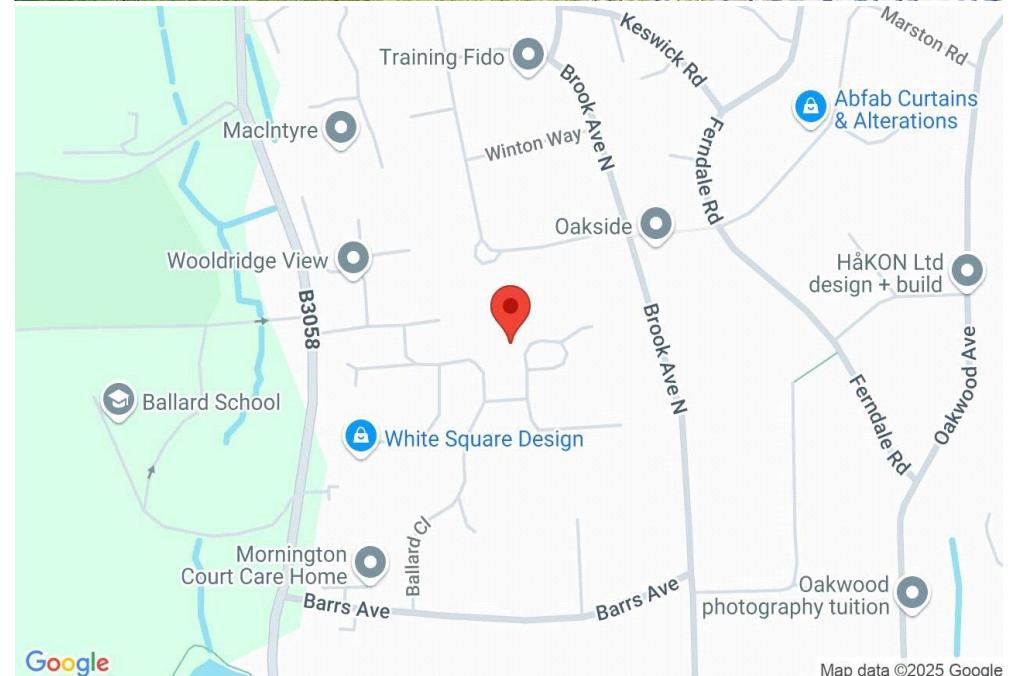


## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

## Directions

From Mitchells, turn left at the traffic lights and proceed up Station Road. Continue over the railway bridge. Take the second turning right into Barrs Avenue, the first left into Ballard Close, and the first right into Larkshill Close. At the T junction turn left and continue along in Larkshill Close where the property will be seen after a short distance on the left hand side.







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