



18 Bowland Rise, New Milton, BH25 6TZ

£635,000

Mitchells
1963 — TODAY



*18 Bowland Rise
New Milton
Hampshire
BH25 6TZ*

A substantial detached family home set over three floors and offering extensive accommodation incorporating up to six bedrooms. It could be configured to provide a self-contained ground floor two bedroom annex. The property occupies an elevated position creating lovely far-reaching views and has been comprehensively modernised and refurbished in recent years including, a superb modern kitchen with high quality built in appliances, three bath/shower rooms, excellent decorative order throughout and an internal viewing is strongly recommended to fully appreciate the accommodation on offer.

- Entrance Hall
- Sitting Room
- Dining Room/Bedroom Six
- Kitchen/Breakfast Room
- Conservatory
- Four Bedrooms
- Home Office/Bedroom Five
- Family Bathroom
- Two Shower Rooms
- Off Road Parking
- Private Gardens



The Property

Entrance hall with attractive tile flooring and stairs to break upper and lower floors.

Lovely sitting room with feature brick fireplace with timber mantle and tile heart, inset living flame effect gas fire, double aspect and a lovely outlook providing far reaching views.

Separate dining room/bedroom six with an outlook over the rear garden.

Impressive kitchen/breakfast room recently refitted with a range of modern wall and base units with oak worktops, central breakfast bar and a range of high-quality built-in appliances incorporating twin AWD ovens, five burner gas hob with smoke extractor over, Bosch convection oven, full height fridge and separate freezer, integrated dishwasher, recently installed Wooster gas fire boiler consumed in cupboard, under cupboard lighting, timber flooring and recess ceiling spotlights.

Impressive conservatory with low cavity brick walls, UPVC double glazed windows, pitched roof, oak seals and twin casement doors onto the patio and rear garden.

Cloakroom fitted with a modern white suite with attractive tiling.

Upper floor landing with large double airing cupboard.

Two double bedrooms with the master bedroom having a useful dressing area with built in storage.

Luxury shower room with attractively tiled walls, level access shower with thermostatic shower and glass shower screen, wash basin with storage beneath, WC, chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan.

Family bathroom recently fitted with a luxury white suite comprising a tiled panel bath with mixer tap and independent shower over and glass shower screen, wash basin with storage beneath, WC, fully tiled walls and floor, extractor fan, recess ceiling spotlights, chrome ladder style heated towel rail and trap to the roof space.

Lower-level utility room, modern storage units and oak worktop and an inset one and a half bowl Franke sink unit with mixer tap over, built in low level fridge, space for washing machine and tumble drier, attractive oak flooring and under cupboard and unit lighting

Two double bedrooms both with recess ceiling spotlights and one with UPVC double glazed door to outside.

Home office/bedroom five with built in desk and shelving and recess ceiling spotlights.

Fully tiled high quality shower room with walk in shower cubicle and thermostatic controlled shower and glass shower screen, wash basin, WC, chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan.

The lower floor accommodation could easily be transformed into a self-contained and spacious two-bedroom annex if required.

Under floor heating in the bath/shower rooms.





Gardens & Grounds

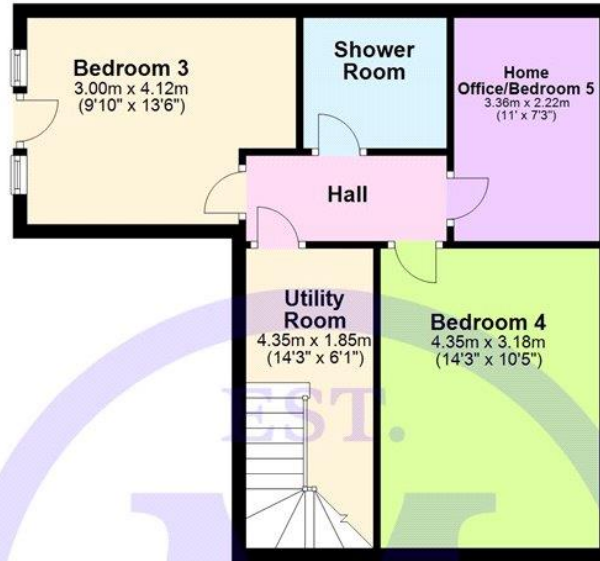
The front garden is laid mainly to lawn with tarmac driveway providing off road parking for at least two vehicles, along with mature and well stocked beds and borders.

Adjoining the rear of the property is a good sized area of recently laid patio with the remainder laid mainly to lawn, close boarded timber fencing. Second patio and timber garden shed.

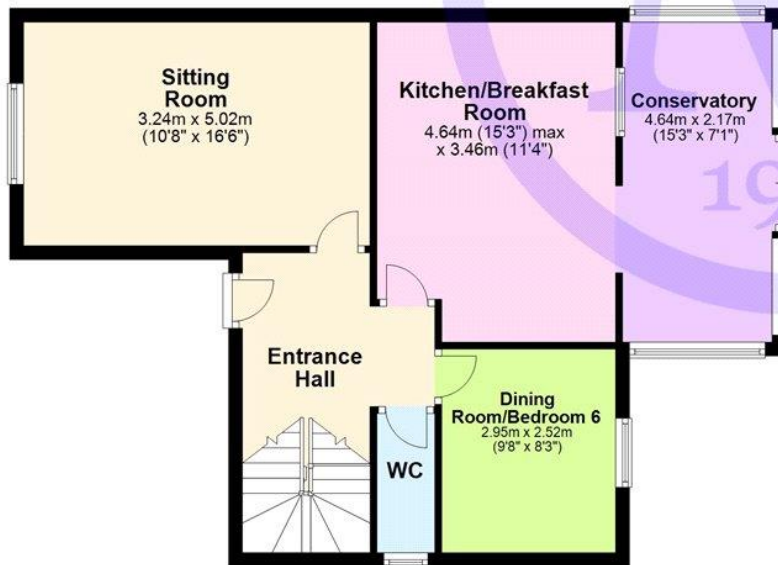
Services

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

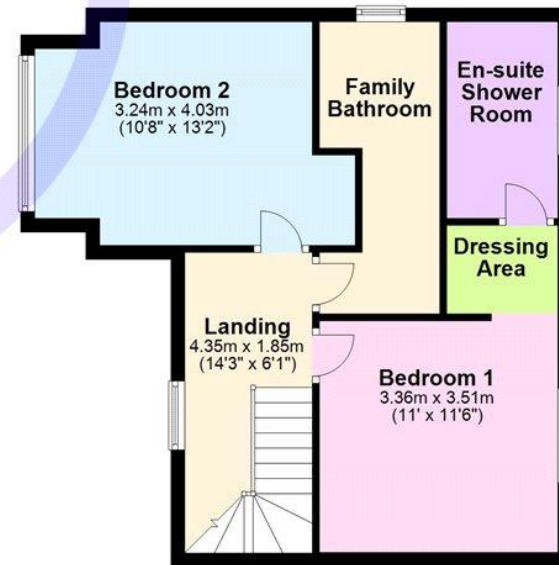
Lower Ground Floor
Approx. 49.8 sq. metres (535.8 sq. feet)



Garden Floor
Approx. 62.4 sq. metres (671.9 sq. feet)



Upper Floor
Approx. 48.1 sq. metres (517.8 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

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 proceed across the traffic lights into Ashley Road and continue through the next set of lights. After approximately a ¼ of a mile turn right into Caird Avenue, take the next turning left into Bowland Rise, bare left and the property will be found on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

