



*2 Winton Way, New Milton, BH25 5HX*

*£715,000*

**Mitchells**  
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*2 Winton Way  
New Milton  
Hampshire  
BH25 5HX*

This highly impressive four double bedroom chalet bungalow is situated on a fantastic corner plot and has been recently refurbished and extended to an exceptionally high standard. Features include an impressive entrance hall, a spacious open plan kitchen/family room, two ground floor double bedrooms, a master bedroom with a luxury en-suite, two further bathrooms, and a private courtyard garden. The property must be viewed to be fully appreciated.

- Entrance Hall
- Open Plan Kitchen/Family Room
- Utility Room
- Two Ground Floor Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Two First Floor Double Bedrooms
- First Floor Shower Room
- Driveway & Garage
- Landscaped Gardens



# The Property

Entrance hall with a vaulted ceiling, floor to ceiling windows, stairs leading to the first floor landing, an under stairs storage cupboard, an electrical meter cupboard, a radiator, central heating controls, and a glazed door opening onto the courtyard garden.

Double doors lead through to the highly impressive kitchen/family room, which continues the laminate style flooring. The high specification kitchen comprises white gloss wall and base units with a contrasting timber effect worktop. Integrated appliances include a Neff eye level double oven, an American style fridge/freezer, Neff five burner induction hob with an extractor fan, a dishwasher, a stainless steel one and a half-bowl sink with a mixer tap and drainer, and a breakfast bar seating up to four people. The room is bright and sunny, benefiting from a ceiling lantern and a double aspect.

The kitchen opens into a sitting/dining area with bi-fold doors leading to the patio and garden. This space offers ample room for two three seater sofas or a three piece suite, a TV aerial point, recessed ceiling spotlights, and space for a six to eight seater dining table and chairs.

Off the kitchen is the utility room, which includes a useful work surface, electrical consumer unit, extractor fan, and space with plumbing for a washing machine and tumble dryer. There is also a door leading to a walk-in boiler room housing a pressurised hot water cylinder.

On the ground floor are two extremely spacious double bedrooms. The master bedroom features a vaulted ceiling, two Velux windows with built-in blinds, a large UPVC window, and benefits from a luxury en-suite shower room.

The en-suite comprises tiled flooring, part tiled walls, a large walk-in shower with a rain style shower head, a separate handheld shower attachment, thermostatic shower controls, a WC, a wash hand basin with a mixer tap over and storage beneath, an extractor fan, and a mirror with touch sensitive lighting.

The ground floor family bathroom is finished to the same luxury standard as the en-suite and includes a walk-in double shower with thermostatic shower attachment, a chrome heated towel rail, a freestanding bath with a mixer tap and handheld shower attachment, a WC, a wash hand basin with a mixer tap over and storage beneath, and a UPVC window.

The galleried first floor landing features an attractive glass balustrade, a useful storage cupboard, and recessed ceiling spotlights.

Bedroom three is a fantastic double room with ample space for a double bed and wardrobes. It benefits from built-in wardrobes, two useful eaves storage cupboards, a Velux window with built-in blind, a UPVC double glazed window, and a radiator.

Bedroom four enjoys a bright and airy triple aspect, built-in wardrobes, two useful eaves storage cupboards, a radiator, a TV aerial point, and ample space for a double bed and bedroom furniture.

The first floor shower room has been beautifully finished with a corner shower cubicle, sliding glass doors, a thermostatic shower attachment, part tiled walls, tiled flooring, a WC, a wash hand basin with a mixer tap over and storage beneath, a chrome heated towel rail, and a UPVC window.





## *Gardens & Grounds*

To the front of the property, a block paved path leads to the front door. A decorative stone driveway provides access to the garage and offers ample off road parking for numerous vehicles. The driveway is accessed via wrought iron gates.

At the rear, the property benefits from a private and secluded patio area, surrounded by decorative stone, creating an ideal space for outdoor dining as it catches the afternoon and evening sun. There is a further garden area to the side with a second patio, bordered by hedging. The remainder of the garden is laid to lawn with mature shrubs and is accessible via the bi-fold doors from the living area.

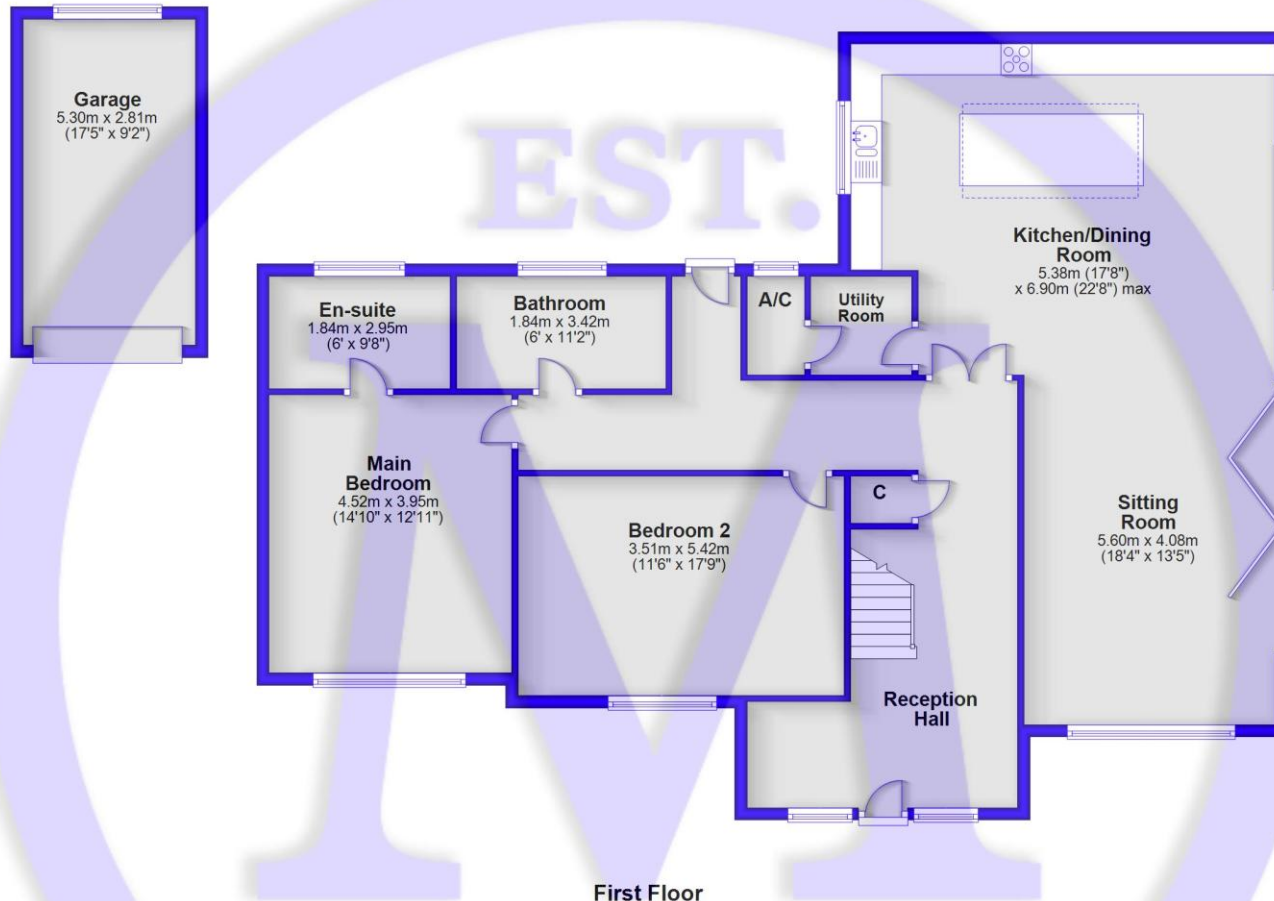
## *Services*

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



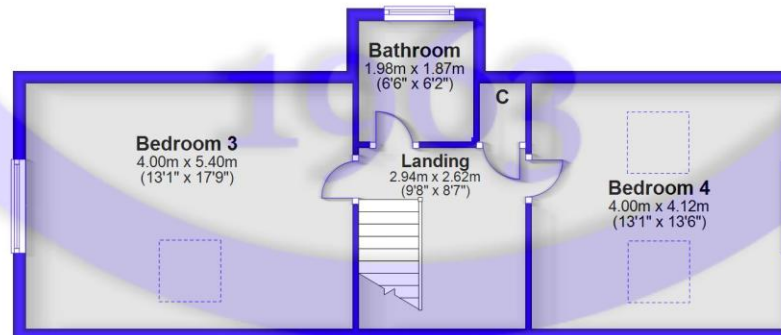
### Ground Floor

Approx. 160.8 sq. metres (1731.2 sq. feet)



### First Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



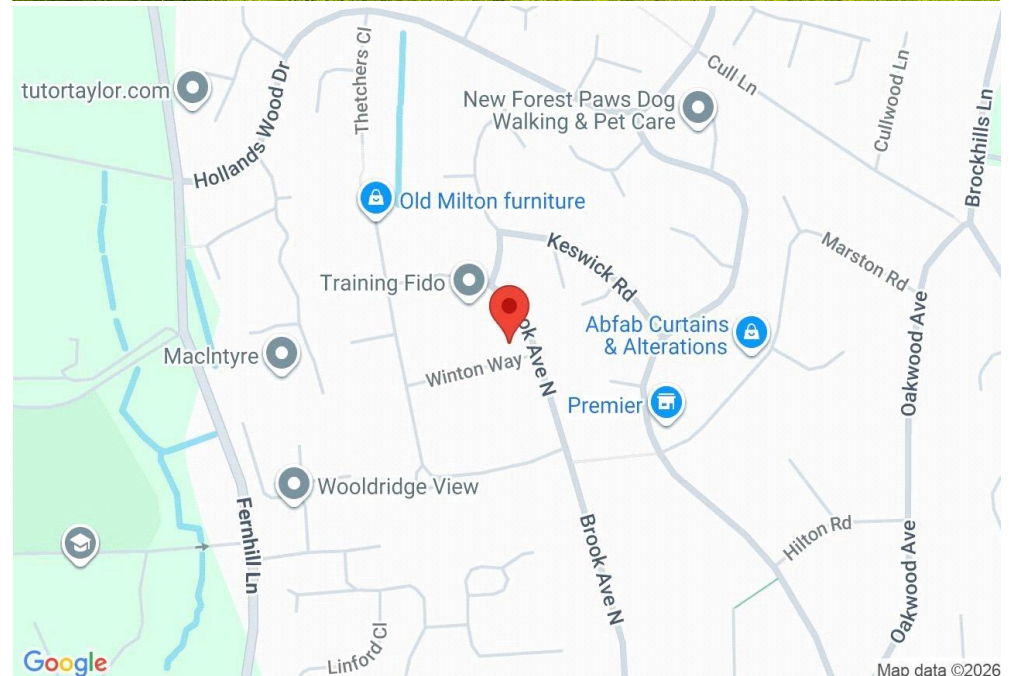
Total area: approx. 212.2 sq. metres (2284.1 sq. feet)

## 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, then take the second turning on the right into Brook Avenue. Follow Brook Avenue as it bends to the left into Brook Avenue North. Take the third turning on the left into Winton Way, where the property will be seen immediately on your right hand side.





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