



2 Winton Way, New Milton, BH25 5HX

£799,950

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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 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 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 vaulted ceiling, floor to ceiling windows, stairs to first floor landing, under stairs storage cupboard, electrical meter cupboard, radiator, central heating controls and glazed door through to the courtyard garden

Double doors lead through to the highly impressive kitchen/family room which has a continuation of the laminate style flooring and a high specification kitchen consisting of white gloss wall and base units with a contrasting timber effect worktop and integrated appliances include a NEFF eye level double oven, American style fridge freezer, NEFF five burner induction hob with extractor fan over, dishwasher, stainless steel one and a half bowl sink with mixer tap over and drainer, breakfast bar that will seat up to four people, ceiling lantern and a bright and sunny double aspect.

The kitchen opens through to a sitting/dining area with bi-fold doors on the patio and garden, has ample space for two three seater sofas or three piece suite, TV aerial point, recess ceiling spotlights and space for a six to eight seater table and chairs

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

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

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

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

The galleried first floor landing has an attractive glass balustrade, useful storage cupboard and recess ceiling spotlights

Bedroom three is a fantastic double, with ample space for double bed, bedside cabinets and wardrobes. There are two useful eaves storage cupboards, Velux window with built in blind, a UPVC double glazed window and radiator

Bedroom four has a bright and airy triple aspect, ample space for a double bed and bedroom furniture, two useful eaves storage cupboards, radiator and TV aerial point

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





Gardens & Grounds

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

To the rear of the property is a private and secluded area of patio, surrounded by decorative stone making an ideal area for outside dining as this area will catch the afternoon/evening sun. There is a further area of garden to the side with a second patio area, hedging with the rest of the garden laid to lawn with mature shrubs and this is accessed via the bi-fold doors from the living area.

Services

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

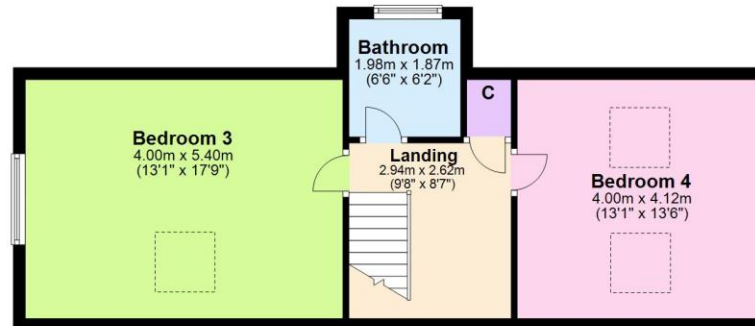
Ground Floor

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)

*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 turn left at the traffic lights and proceed up Station Road. Continue over the railway bridge, taking the second turning right into Brook Avenue. Continue along Brook Avenue bearing round to the left into Brook Avenue North, take the third turning left into Winton Way where the property will be seen immediately on your right hand side.





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