



*18 Greenwood Close, New Milton, BH25 6FB*

£385,000

**Mitchells**  
1963 — TODAY



*18 Greenwood Close  
New Milton  
Hampshire  
BH25 6FB*

This beautifully presented and improved Pennyfarthing built house is ideally situated in this convenient location within a short walk of local schools and walking distance of the high street and mainline station. The property is presented in outstanding condition throughout with features include a fully fitted kitchen, open plan living, a modern conservatory, master bedroom with ensuite, a landscaped garden, parking and a carport.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting/Dining Room
- Kitchen
- Conservatory
- Three Double Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Parking
- Landscaped Garden
- Carport



# The Property

Entrance hall with a karndean flooring which stretches through to the living area and conservatory, electrical consumer unit, radiator, stairs to first floor landing and central heating thermostat.

Ground floor cloakroom is a particularly good size with modern suite comprising a WC, wash hand basin with mixer tap over, wall storage, fully tiled walls, radiator and a UPVC window.

The kitchen is newly fitted with a fantastic range of white wall and base units with white/gold sparkle quartz worktops, fully tiled walls, granite stone one and half bowl sink with mixer tap over, cupboard housing the Worcester boiler, UPVC window with an outlook to the front and integrated appliances include a four burner gas hob, eyelevel double oven, dishwasher and washing machine.

This opens through to the sitting/dining room with ample space for a three piece suite, TV aerial point, understairs storage cupboard, two double radiators and double casement doors lead through to the recently added conservatory.

The conservatory is constructive with a dwarf cavity brick wall, UPVC windows, double glazed roof, double casement doors lead out to the patio and rear garden, power and lighting, built in blinds on the window and roof and this enjoys an attractive outlook over the landscape garden.

First floor landing with hatch to roof space, drop down ladder, boarding and lighting, a timber balustrade and an airing cupboard housing the pressurised hot water cylinder and slatted shelving.

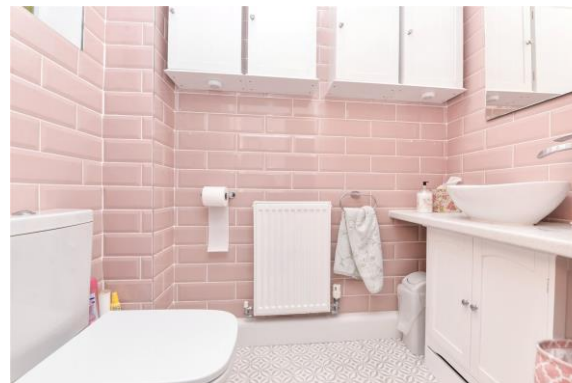
The master bedroom is situated at the rear of the property and has ample space for a king sized bed, bedside cabinets, lovely mirror fronted double wardrobe, single radiator, TV aerial point and enjoys an outlook over the rear garden.

The ensuite shower room has part tiled walls and a modern suite comprising a WC, pedestal wash hand basin with mixer tap over, wall storage, walk in double shower with chrome thermostatic shower attachments, sliding glass shower door and chrome heated towel rail.

Bedroom two is also a lovely double bedroom enjoying an outlook to the front of the property with TV aerial point and ample space for a double bed and bedside cabinets.

Bedroom three currently set up with bunk beds would also make an ideal home office with UPVC window with an outlook to the rear, TV aerial point and space for single bed and wardrobes.

The family bathroom has tiled flooring, part tiled walls and suite comprising a WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap over and shower attachment, glass shower screen, chrome heated towel rail and UPVC window.





## *Gardens & Grounds*

To the front of the property is an area of block paviour parking and a carport with a pitched tiled roof and giving off road parking for two vehicles.

To the rear of the property is a beautifully landscaped garden with artificial grass lawn, block paved pathway leading to rear gate, hard landscaped borders and high level fencing making the garden extremely private and secluded.

The property must be viewed to be fully appreciated.

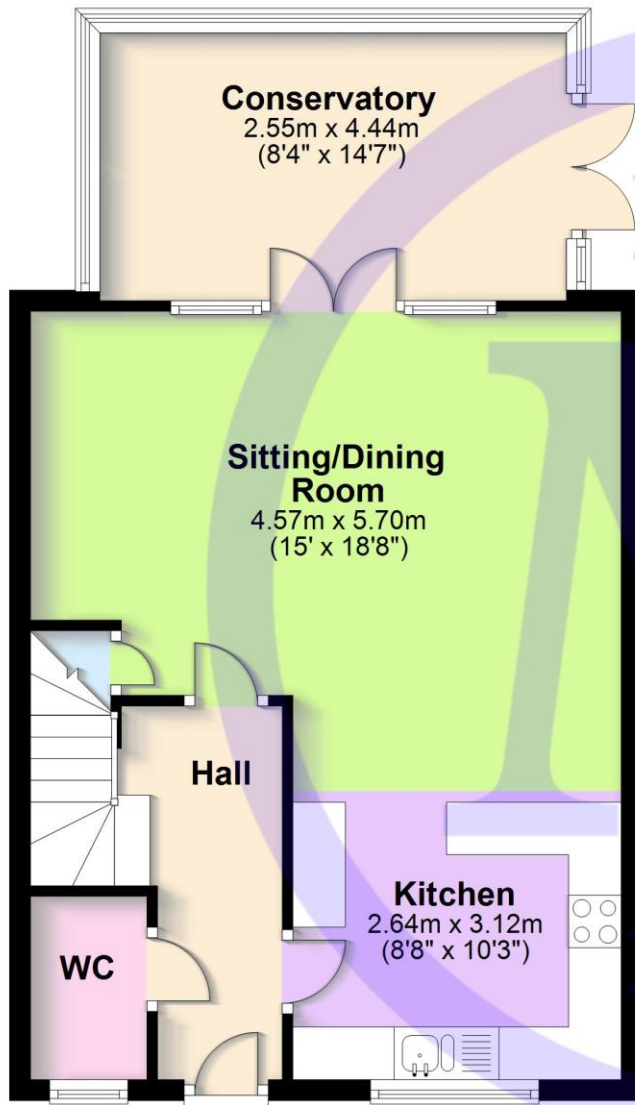
## *Services*

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



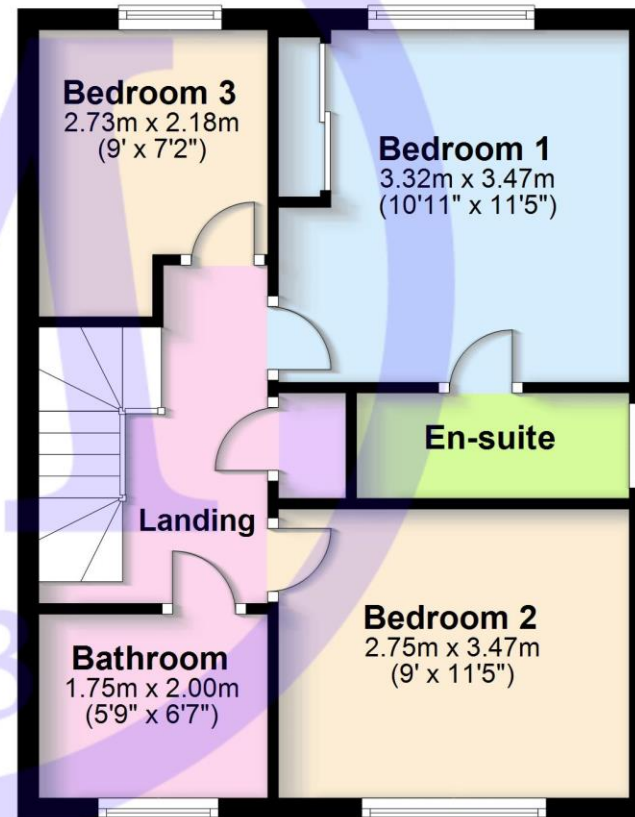
## Ground Floor

Approx. 52.9 sq. metres (568.9 sq. feet)



## First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 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 along Old Milton Road. At the roundabout continue straight across and take the first right into Gore Road where the entrance to Greenwood Close will be found after approximately half a mile on the left hand side.





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