



9A, Peckham Avenue, New Milton, BH25 6SL

£525,000

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*9A Peckham Avenue
New Milton
Hampshire
BH25 6SL*

A substantial and deceptive four double bedroom detached chalet style property occupying a peaceful tucked away position yet within easy walking distance of New Milton town centre and the local schools. Other features of the property include a superb large kitchen/family room, an impressive sitting room, excellent off road parking, a large reception hall, a ground floor bedroom and en-suite shower room and an internal viewing is strongly recommended to fully appreciate the size of the property.

- Reception Hall
- Sitting Room
- Kitchen/Family Room
- Utility/Cloakroom
- Ground Floor Bedroom & En-Suite Shower Room
- Landing
- Three First Floor Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage
- Off-Road Parking
- Gardens



The Property

Good sized reception hall with attractive timber effect flooring, stairs to the first floor, UPVC double glazed window, useful understairs storage, further cloaks cupboard and ample room for computer desk

Impressive large double aspect sitting room with a feature corner fireplace with stone surround and flame effect fire

Stunning large kitchen/family room with excellent range of modern wall and base units with contrasting timber effect worktop and an inset one and a half bowl sink unit with mixer tap over, integrated fridge, separate freezer and dishwasher, breakfast bar, attractive tiled floor, recess ceiling spotlights, ample room for dining table or sofas and a UPVC double glazed casement door onto the patio and rear garden

Utility/cloakroom with space and plumbing for washing machine and tumble dryer, hand basin with mixer tap over, WC with concealed cistern, fully tiled walls and a wall mounted Worcester gas fired boiler installed approximately four years ago

Ground floor double bedroom benefitting from a double aspect and a fully tiled ensuite shower room fitted with a white suite

First floor landing with trap to roof space

Three large first floor double bedrooms all with built in wardrobes with one benefitting from an en-suite shower room fitted with a white suite

Family bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over, separate shower cubicle with thermostatic control shower, wash basin, WC, ladder style heated towel rail, extractor fan and double glazed Velux window





Gardens & Grounds

The front of the property is laid almost entirely to shingle providing excellent off road parking for up to five vehicles. There is a single garage with a pitched roof, up and over door, power and light and a personal door through to the driveway.

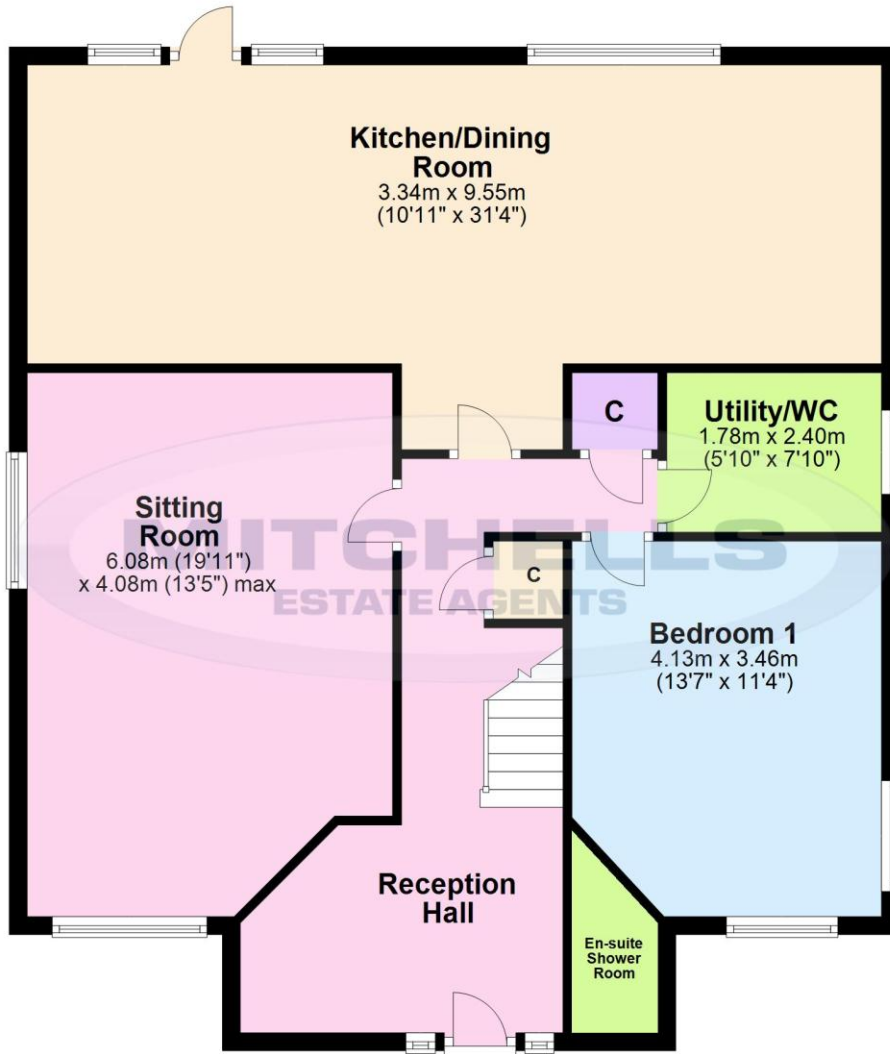
Adjoining the rear of the property is an area of paved patio with the remainder laid mainly to lawn with raised bed, timber fencing and mature hedging.

Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

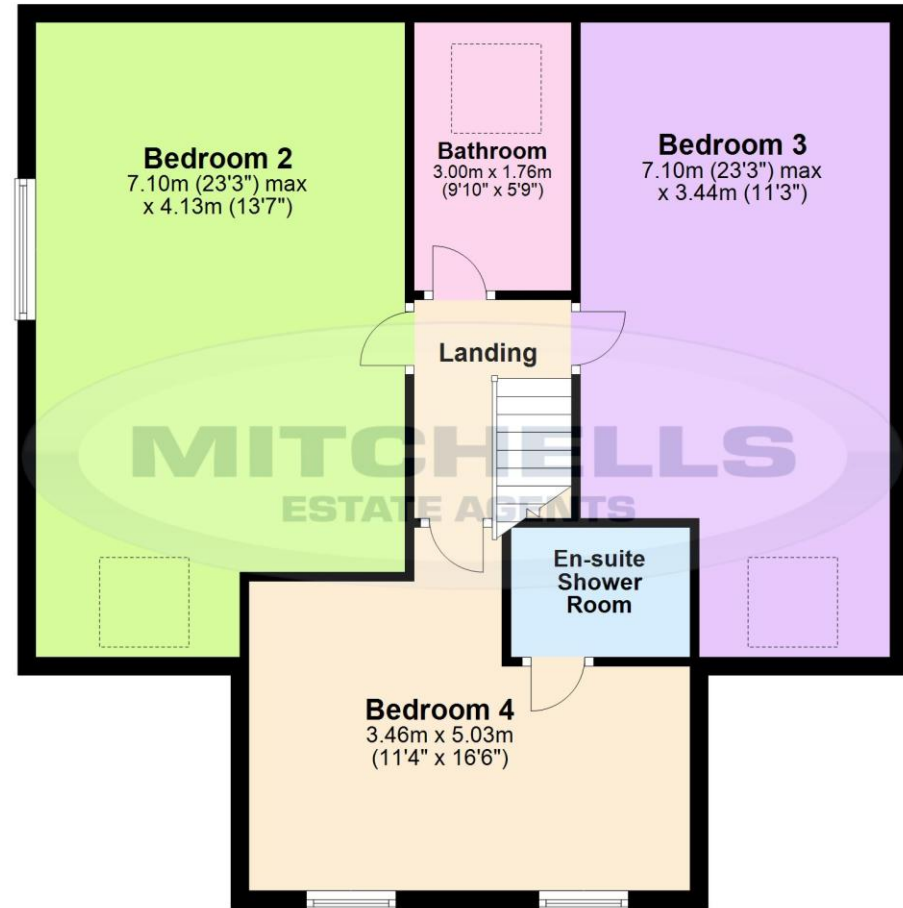
Ground Floor

Approx. 96.9 sq. metres (1043.4 sq. feet)



First Floor

Approx. 80.7 sq. metres (869.1 sq. feet)



Total area: approx. 177.7 sq. metres (1912.5 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 turning right into Peckham Avenue where the property will be found in the top left hand corner.





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