



*26 Compton Road, New Milton, BH25 6EQ*

*£419,950*

**Mitchells**  
1963 — TODAY





*26 Compton Road  
New Milton  
Hampshire  
BH25 6EQ*

A characterful four bedroom semi-detached family house situated in this convenient position within easy walking distance of the local schools, the high street and the mainline railway station. Other features of the property include a superb large kitchen/dining room, a ground floor cloakroom, a conservatory, good sized private garden to the rear, garage and further off-road parking for two vehicles.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Cloakroom
- Landing
- Three First Floor Bedrooms
- Family Bathroom
- Second Floor Fourth Bedroom
- Off-Road Parking
- Detached Garage
- Private Gardens





## The Property

Entrance hall with stairs to the first floor and UPVC double glazed front door.

Lovely sitting room with a feature UPVC double glazed bay window and a Purbeck stone fireplace with open fire.

Impressive large kitchen/dining room with a range of grey wall and base units with marble effect worktop and an inset sink unit with mixer tap over, space for range style cooker, integrated slimline dishwasher, a wall mounted Worchester gas fired boiler, excellent room for kitchen table, space for tall fridge freezer and a double aspect.

Conservatory with UPVC double glazed windows, polycarbonate roof and sliding doors onto the patio and rear garden.

Ground floor cloakroom with part tiled walls and timber effect flooring.

Three first floor bedrooms, two feature cast iron fireplaces and one with an attractive UPVC double glazed bay window.

Family bathroom fitted with a white suite and with fully tiled walls.

Large second floor bedroom with twin UPVC double glazed windows, feature recessed arch and excellent eaves storage.





## *Gardens & Grounds*

The front garden is well stocked with colourful flower and shrub beds and borders. The driveway provides off road parking for two vehicles. The detached garage has twin opening timber doors, power and light.

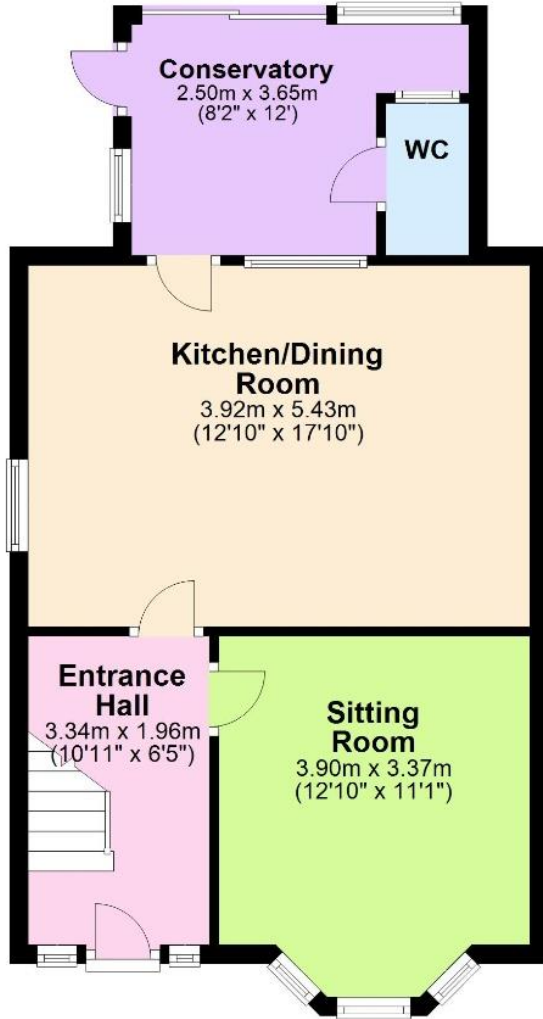
Adjoining the rear of the property is a large area of paved patio with the remainder laid mainly to lawn with two timber garden sheds, greenhouse and a sunny south westerly direction.

## *Services*

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

## Ground Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



## Second Floor

Approx. 19.1 sq. metres (205.9 sq. feet)



Total area: approx. 110.1 sq. metres (1185.3 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.

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## 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, turning immediately right into Gore Road, first left into Compton Road where the property will be found after a short distance on the right hand side.







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