



*10 Gorsefield Road, New Milton, BH25 5HA*

*£485,000*

**Mitchells**  
1963 — TODAY







*10 Gorsefield Road  
New Milton  
Hampshire  
BH25 5HA*

This highly deceptive and extremely versatile four/five bedroom chalet bungalow is situated in this quiet cul de sac and benefits from a bright westerly aspect. The property has been maintained to a very good standard with features including a spacious kitchen/dining room, a ground floor bedroom with an en-suite, a first floor double bedroom, a conservatory and a sunny west facing garden.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Ground Floor Shower Room
- Three/Four Ground Floor Bedrooms
- En-Suite Shower Room/Utility
- Conservatory
- First Floor Double Bedroom
- Driveway
- West Facing Garden



# The Property

Entrance hall with large understairs storage cupboard, central heating controls and stairs to the first floor.

The sitting room has a bright westerly aspect, a feature open fire with brick surround and tiled hearth, TV aerial point and double casement doors leading through to the conservatory.

The conservatory is constructed of floor to ceiling UPVC double glazed windows and panels, a UPVC double glazed roof, sliding patio doors leading out to the decking and rear garden, and access through to bedroom five/ground floor office.

The family shower room has been recently refitted with a modern white suite comprising a WC, wall hung wash hand basin with mixer tap over, walk in double shower with glass shower screen and thermostatic shower attachment, extractor fan and a heated towel rail.

The kitchen/dining room is a particularly spacious room and is fitted with a fantastic range of grey shaker style wall and base units with a contrasting worktop, built in appliances include an eye level double oven, four burner induction hob with extractor fan over, stainless steel sink with mixer tap over and drainer, recently fitted Worcester combination boiler, space and plumbing for a dishwasher, washing machine or tumble dryer and a tall stand up fridge freezer, ample space for a four seater table and chairs, understairs storage cupboard and sliding patio doors leading out towards the garden.

The ground floor master bedroom is situated at the front of the property and is a lovely double bedroom with access through to the en-suite shower room.

The spacious en-suite has part tiled walls, timber effect flooring and suite comprising a WC, walk in double shower with thermostatic shower attachments and glass shower screen, pedestal wash hand basin, chrome heated towel rail and plumbing for a washing machine.

This gives access through to the ground floor bedroom/home office with a UPVC door to the conservatory and a ceiling lantern making it an extremely bright and airy room.

At the rear of the property are two further double bedrooms both enjoying an outlook over the rear garden.

A doorway leads through to the stairs to the first floor with a spacious double bedroom benefiting from eaves storage cupboards, one being an airing cupboard with a built in radiator, and a Velux window to the front and back with built in blinds.







## *Gardens & Grounds*

To the front of the property is a spacious driveway giving off road parking for approximately three vehicles with the rest of the front laid to lawn with high level hedging and mature borders.

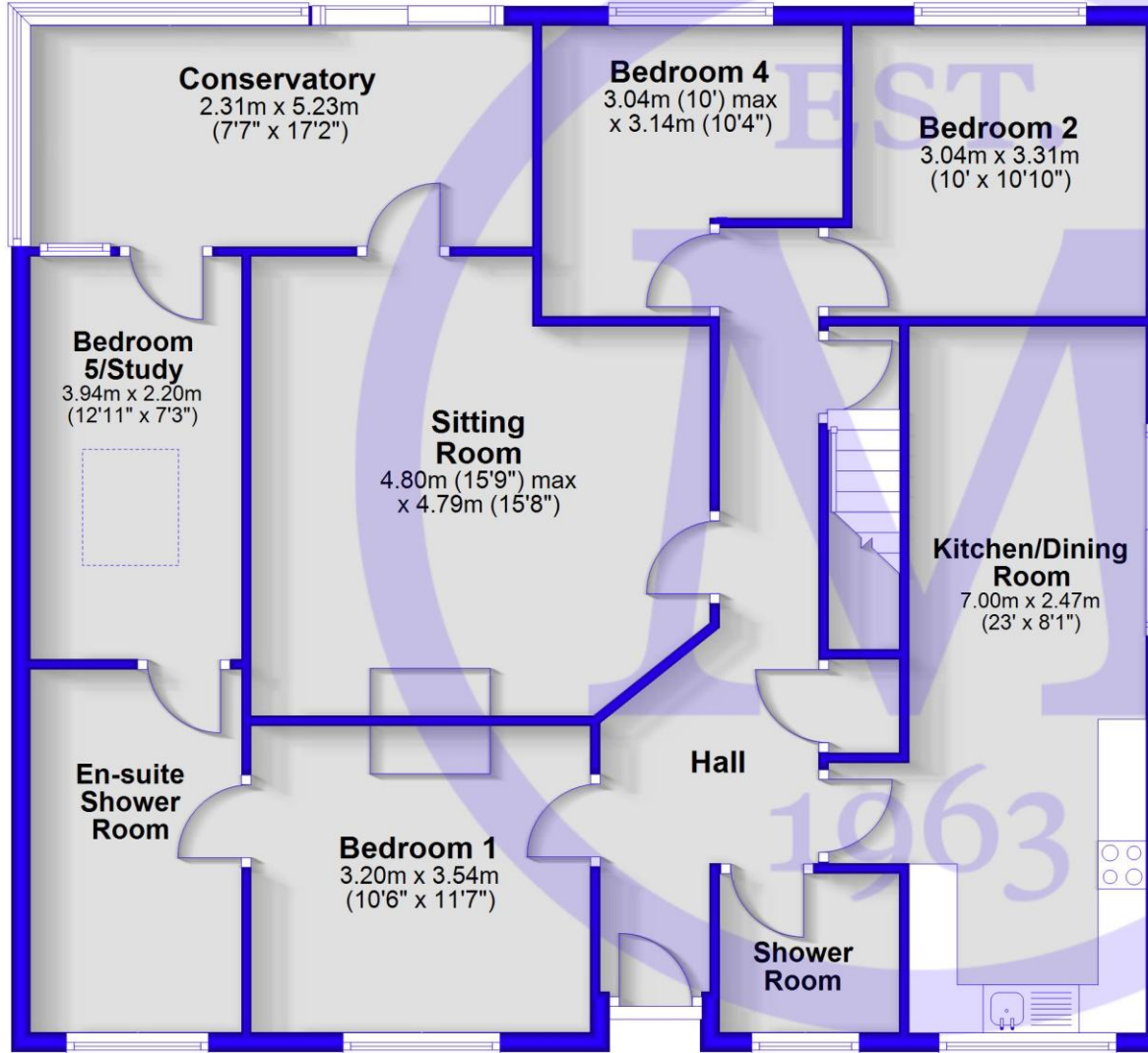
The rear garden has a bright sunny westerly aspect with high level fencing, an area of raised decking and the rest of the garden laid to lawn with mature borders and a side path giving access.

## *Services*

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

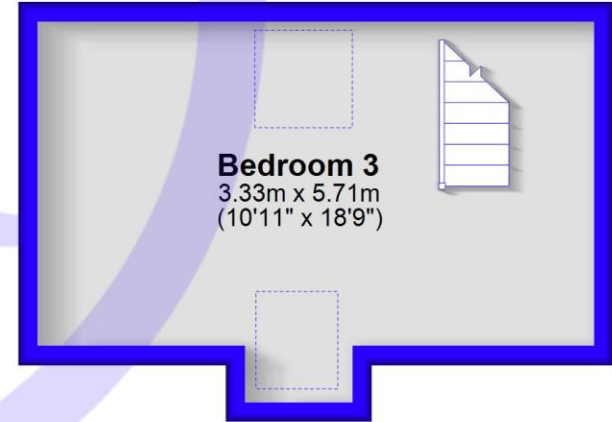
## Ground Floor

Approx. 121.8 sq. metres (1310.9 sq. feet)



## First Floor

Approx. 19.7 sq. metres (211.5 sq. feet)



Total area: approx. 141.4 sq. metres (1522.4 sq. feet)

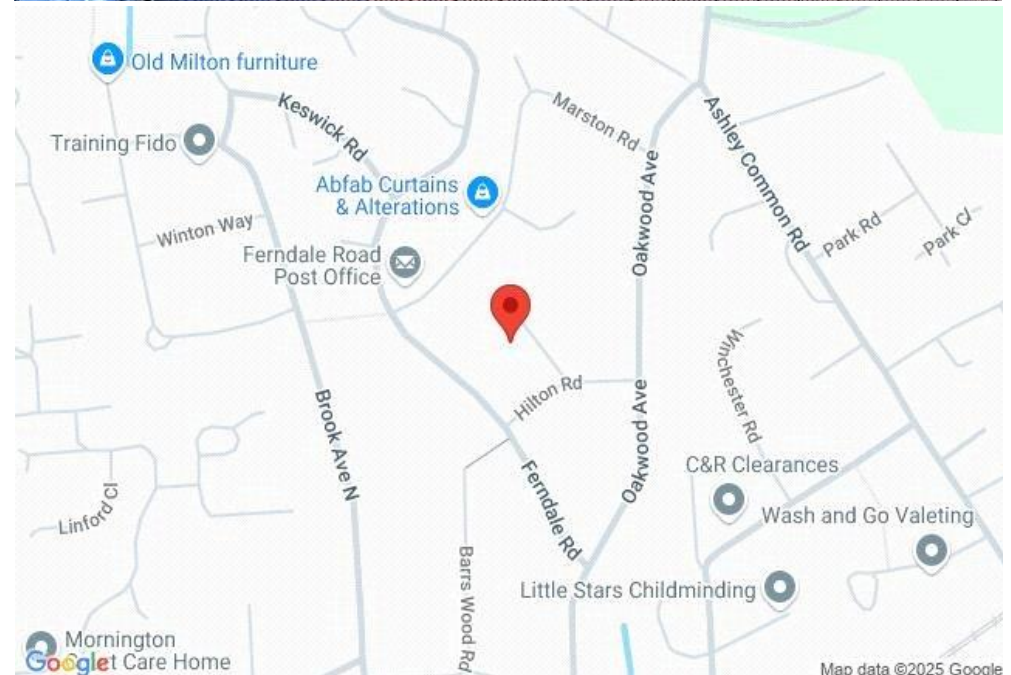


## Situation

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 over the railway bridge. Take the first turning right into Manor Road, second turning left into Oakwood Avenue, second left into Hilton Road, next right into Gorsefield Road where the property will be found on the left hand side.







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