



2 Andrew Lane, New Milton, BH25 5QD

£395,000

Mitchells
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*2 Andrew Lane
New Milton
Hampshire
BH25 5QD*

An immaculately presented three bedroom detached family house offered in fantastic condition throughout and having been comprehensively modernised and refurbished in recent years. Other features of the property include a lovely sitting room with a bay window to the front aspect, a stunning kitchen/dining room with excellent modern units and built in appliances, an impressive orangery enjoying a lovely outlook over the rear garden, an attached garage, a modern bathroom and an internal inspection is strongly recommended to fully appreciate the quality and finish of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Orangery
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage & Off-Road Parking
- Private Gardens



The Property

Entrance hall with double glazed front door, engineered oak flooring, stairs to the first floor and useful understairs storage cupboard

Lovely sitting room with a feature UPVC double glazed bay window to the front aspect

Stunning kitchen/dining room fitted with an excellent range of modern wall and base units with a contrasting dark worktop and breakfast bar and an inset sink unit with mixer tap over, integrated double electric oven, touch control hob and extractor, under cupboard lighting, integrated fridge and separate freezer, dishwasher, USB point, engineered oak flooring, ample room for dining table, filtered drinking water tap and an outlook over the rear garden

High quality orangery by Forest Edge of Lymington and featuring cavity brick walls, a pitched glass roof, attractive timber effect flooring, twin casement doors onto the patio and rear garden, recess lighting, USB points, reflective glass, underfloor heating and with a lovely outlook over the rear garden

Ground floor cloakroom fitted with a modern white suite

First floor landing with trap to roof space and airing cupboard

Three bedrooms, with the large master bedroom benefitting from an excellent range of built in wardrobes and a USB point

Fully tiled bathroom fitted with a white suite comprising of a tiled panel bath with independent shower over, glass shower screen, wash basin with storage beneath, WC, chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan

Immaculate decorative order throughout

Internal viewing strongly recommended





Gardens & Grounds

The front garden is laid mainly to decorative shingle for ease of maintenance, has a low brick wall dividing from the pavement and a tarmac driveway providing off road parking.

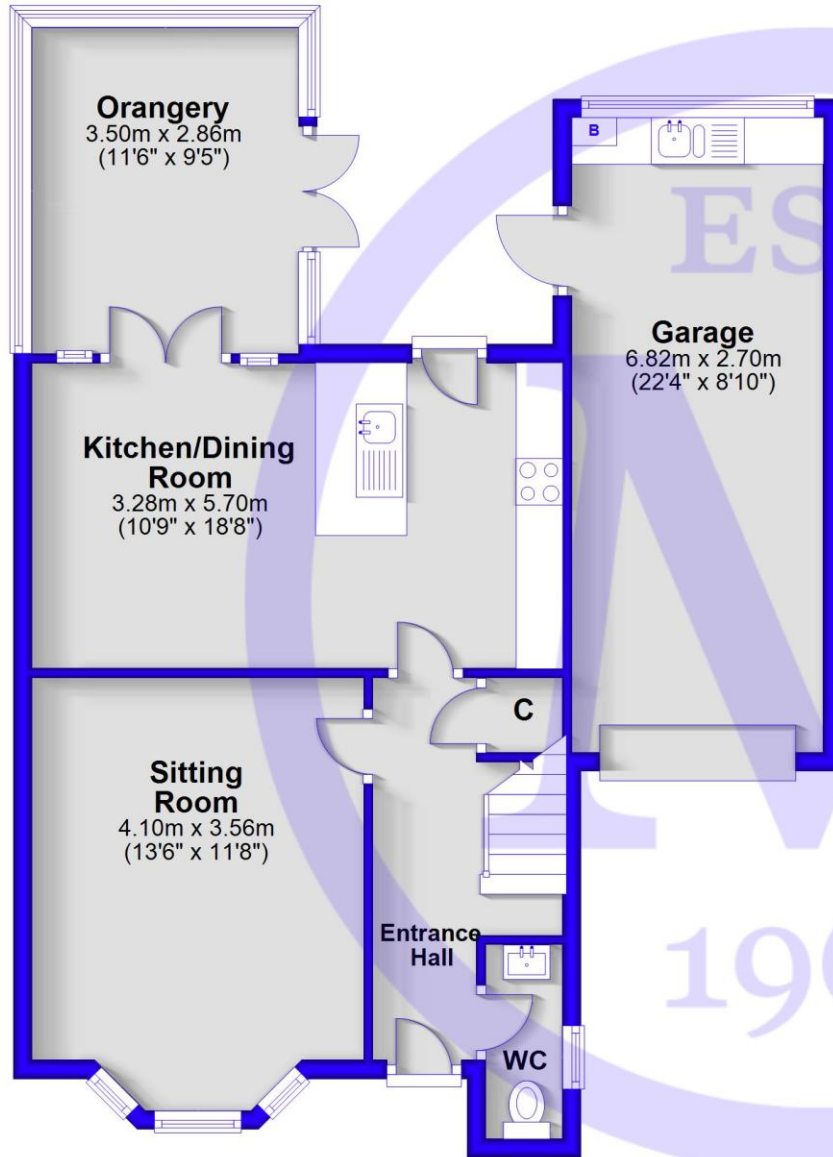
Adjoining the orangery is an area of Indian sandstone patio with decorative brick edging with the remainder laid mainly to lawn with shrub and grass borders, a timber gate provides rear access, a cedar summerhouse with twin casement doors power and light, an outside tap, outside lighting and the garden enjoys a good degree of privacy and seclusion. The attached garage/utility measures 6.7m x 2.65m with an up and over door power and light and useful utility area with low level storage, timber effect worktop, inset one and a half bowl sink unit with mixer tap over, space for washing machine and tumble dryer and a modern wall mounted Worcester gas fired boiler.

Services

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

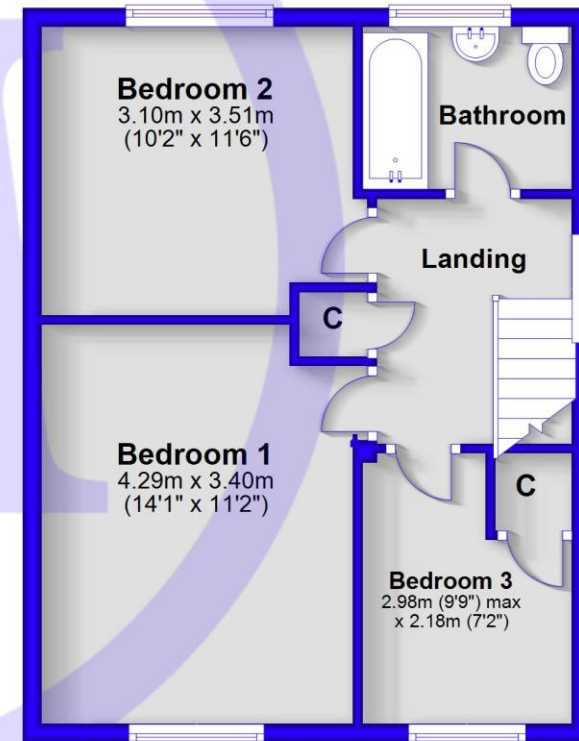
Ground Floor

Approx. 73.4 sq. metres (790.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 116.0 sq. metres (1248.9 sq. feet)

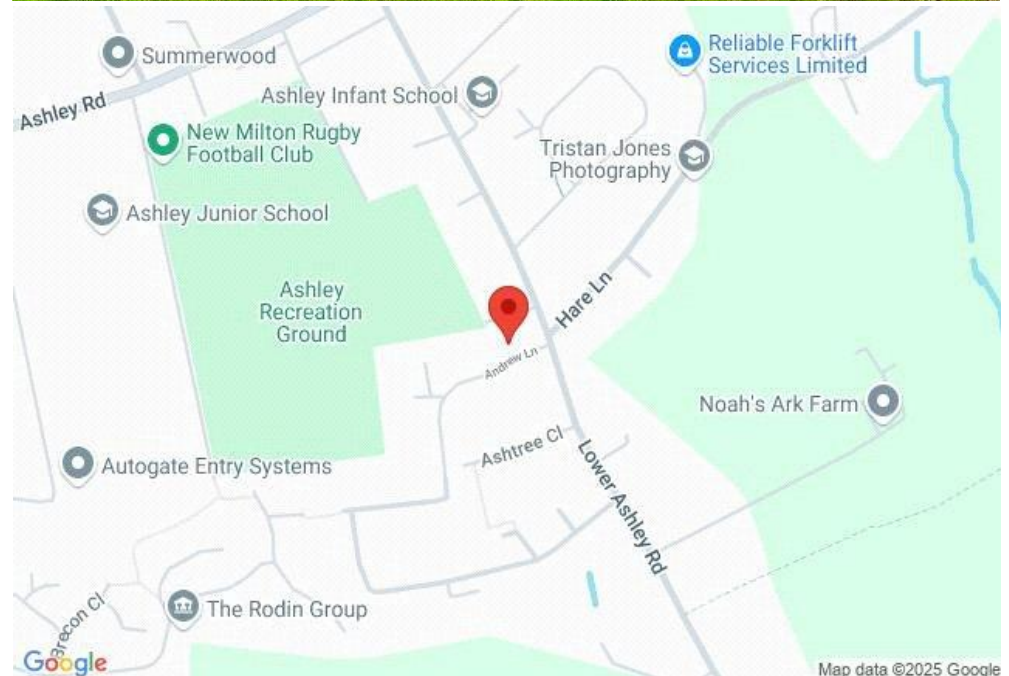
"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser."
Plan produced using PlanUp.

Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across at the next roundabout and take the first turning left into Lower Ashley Road. Take the fourth turning left into Andrew Lane where the property will be seen after a short distance on the right hand side.





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