



*70 Old Milton Road, New Milton, BH25 6DX*

£475,000

**Mitchells**  
1963 — TODAY



*70 Old Milton Road  
New Milton  
Hampshire  
BH25 6DX*

An immaculately presented three bedroom detached house built in 2018 and with the added benefit of a ten year warranty. The property forms part of a small and select development ideally located within only a very short walk of New Milton town centre. Other features of the property include a superb kitchen/dining room, a ground floor cloakroom, two allocated car parking spaces, excellent decorative order throughout, an en-suite shower room to the master bedroom and easily maintained gardens.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Two Allocated Parking Space
- Private Gardens
- Maintenance: £310
- Freehold



## The Property

Entrance hall with attractive timber effect flooring, stairs to the first floor and twin understairs storage cupboards.

Lovely double aspect sitting room with UPVC double glazed sliding doors onto the patio and rear garden.

Good sized kitchen/dining room with the kitchen area having an excellent range of contrasting wall and base units with a stone effect worktop and an inset sink unit with mixer tap over, integrated double electric oven, gas hob, extractor fan, fridge, separate freezer, dishwasher and washing machine.

Good sized dining area with ample room for a dining table, attractive timber effect flooring, a triple aspect, recess ceiling spotlights and UPVC double glazed sliding doors onto the patio and rear garden.

Ground floor cloakroom fitted with a modern white suite with built in storage, recess ceiling spotlights, extractor fan and tiled flooring.

First floor landing with trap and pull down ladder to the roof space.

Three bedrooms all with built in storage and with the master bedroom benefitting from an en-suite shower room fitted with a modern white suite comprising a fully tiled corner shower cubicle, wash basin, WC, chrome ladder style heated towel rail, attractive tiling, recess ceiling spotlights and an extractor fan.

Family bathroom fitted with a modern white suite comprising a shaped panel bath with an independent shower over and glass shower screen, wash basin, WC, attractive tiling, chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan.

Excellent decorative order throughout and an internal viewing is strongly recommended.





## *Gardens & Grounds*

The property benefits from two allocated parking spaces to the front of the property with a small area of the front garden laid mainly to lawn with colourful flower and shrub borders and a timber gate provides side access.

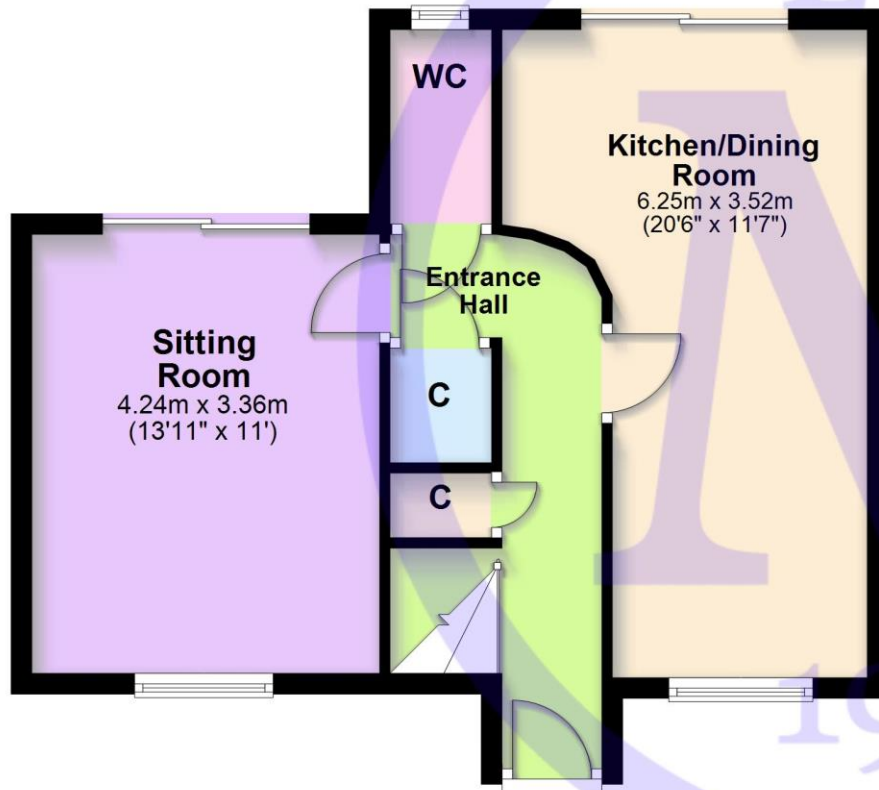
Adjoining the rear of the property is an area of textured paved patio, a small area of well-kept lawn, a raised decking area, two garden sheds, one with power, flower and shrub borders and all enjoying a good degree of privacy.

## *Services*

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

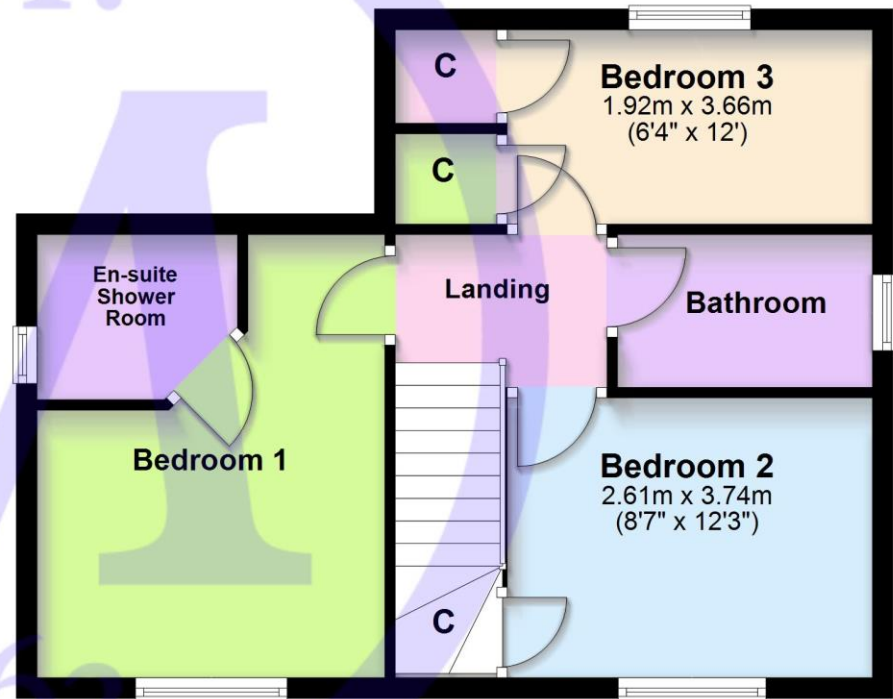
### Ground Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



### First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 88.6 sq. metres (953.9 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."

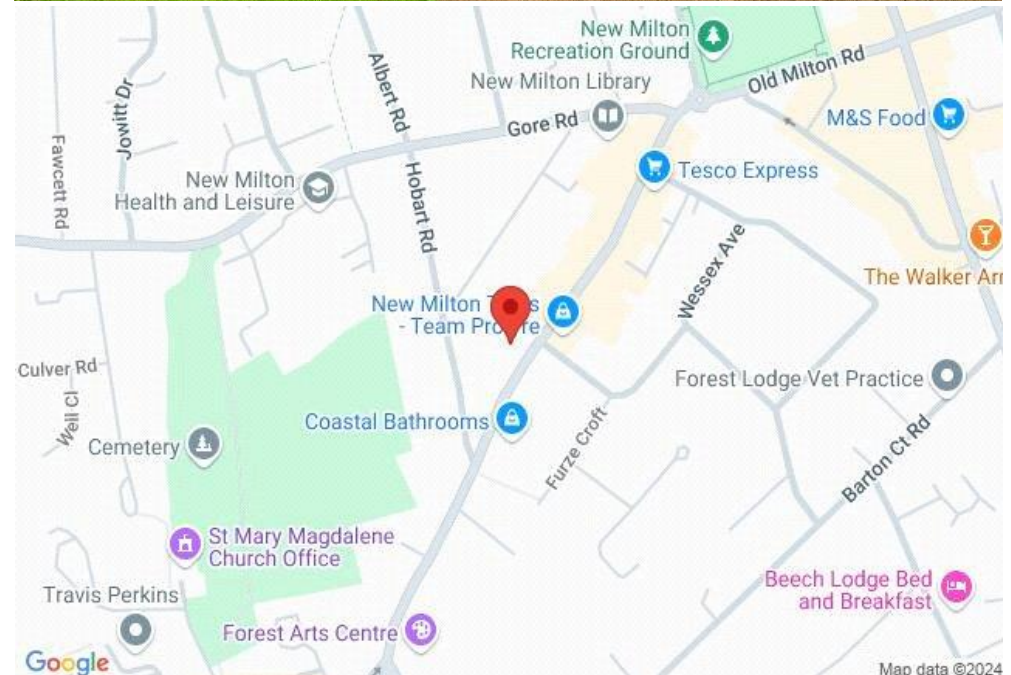
Plan produced using PlanUp.

## Situation

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. Continue passed the shops and the entrance to the development will be found on the right hand side.





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