



*25 Keswick Road, New Milton, BH25 5JA*

*£525,000*

**Mitchells**  
1963 — TODAY







*25 Keswick Road  
New Milton  
Hampshire  
BH25 5JA*

An attractive and substantial three double bedroom detached family home, situated in a desirable location on a larger than average plot. The property has been well maintained and upgraded by the current owners, and is presented in good condition throughout. Features include a large kitchen, forming part of an extension, now creating a superb open plan kitchen/dining/family room, along with a ground floor shower room and a high quality, timber built, fully insulated outbuilding, currently used as a bar/games room but equally suitable as a hobbies room or home office. The house is well placed in a quiet neighbourhood, within walking distance of the local store and close to all local schools. Planning approval has been granted for an extension to create a five bedroom home.

- Entrance Hall
- Open Plan Kitchen/Dining/Family Room
- Garden Room
- Shower Room
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Driveway
- Timber Outbuilding
- Large Garden



# The Property

Entrance hall with painted solid wood flooring and a built-in cupboard.

An impressive 7m dual aspect sitting room with wood effect LVT flooring and bi-fold doors leading into the garden room.

Dining room located at the rear of the property, with a continuation of the LVT flooring and a large archway opening into the kitchen.

The kitchen has been recently fitted with midnight blue shaker style wall and base units, complemented by a stone effect worktop. Integrated appliances include a double electric oven, gas hob, and dishwasher. There is space for a washing machine and tumble dryer, with LVT flooring continuing throughout.

The garden room spans the width of the property and is an impressive size, with a recently renewed roof.

Ground floor shower room with patterned tiled flooring and a tiled shower cubicle.

First floor landing with airing cupboard and access to the roof space.

The bathroom has been stylishly fitted with fully tiled walls and patterned tiled flooring. It features a low flush WC with concealed cistern, a wash hand basin inset into a vanity unit with storage below, a shower over the bath with a shower screen, a window, and a ladder style towel rail.

Three double bedrooms, all with built-in wardrobes. Bedroom one enjoys an easterly outlook over the rear garden, while bedrooms two and three are located at the front of the property.







## Gardens & Grounds

The front of the property features a newly laid, professionally installed porous resin driveway with a brick border, alongside an area of lawn and a hedgerow providing a degree of privacy.

The rear garden is a particular feature, being especially large and offering various seating areas, paved pathways, and a substantial, fully insulated timber outbuilding with power.

The garage has an up and over door, power, and a personal door providing access to the side passageway and kitchen.

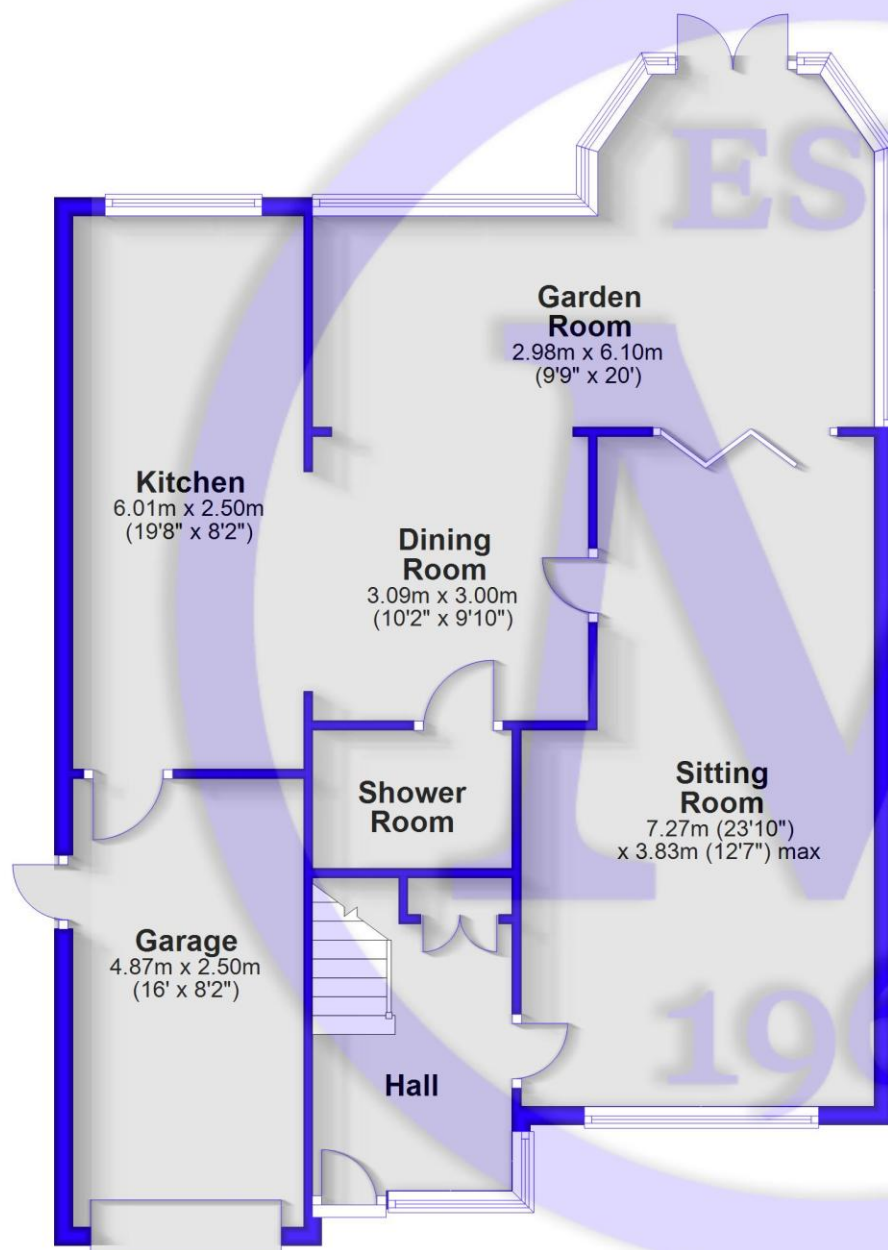


## Services

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

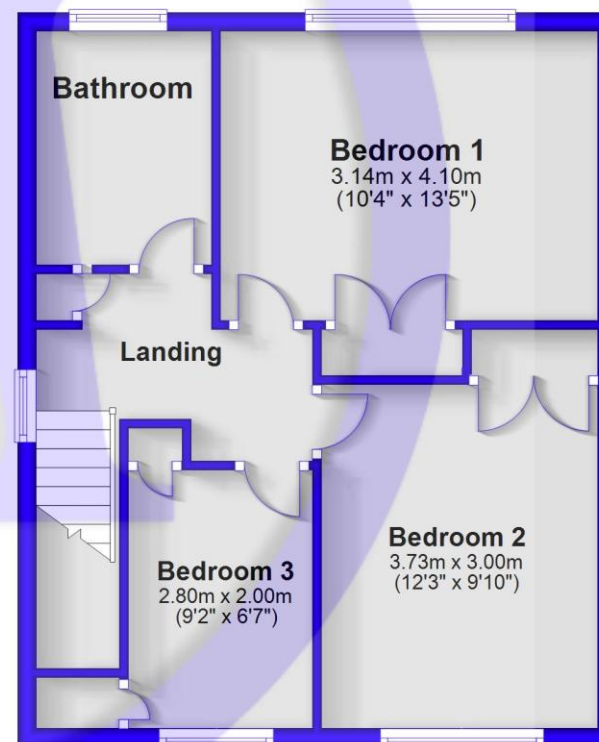
## Ground Floor

Approx. 93.5 sq. metres (1006.2 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 139.6 sq. metres (1502.8 sq. feet)

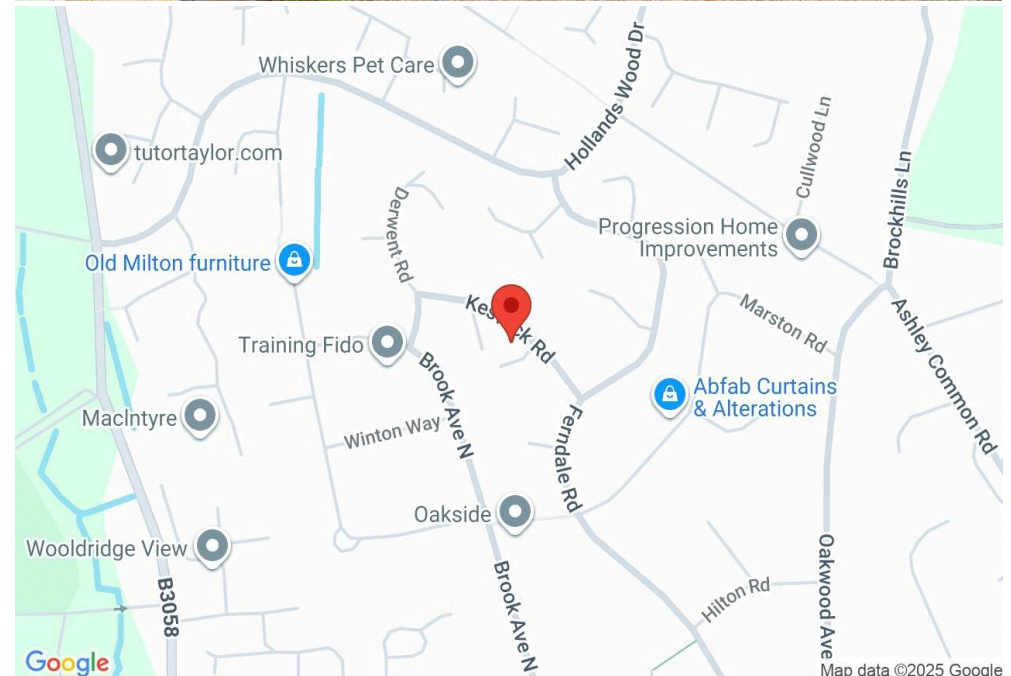


## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

## Directions

From Mitchells, turn left at the traffic lights and proceed up Station Road. Continue over the railway bridge, then take the first right into Manor Road. Follow Manor Road for approximately a quarter of a mile. At the bottom of the hill, turn left into Oakwood Avenue, then take the first left into Ferndale Road. Continue along Ferndale Road past the shop, and take the first left into Keswick, where the property will be found on the left hand side.







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