



*105 Station Road, New Milton, BH25 6JP*

*£585,000*

**Mitchells**  
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*105 Station Road  
New Milton  
Hampshire  
BH25 6JP*

This beautifully presented and recently modernised three double bedroom detached house is ideally situated just a few steps from New Milton town centre and the mainline railway station. The property offers bright and spacious accommodation, featuring a high specification kitchen, modern bathrooms, generous off road parking, and beautifully landscaped gardens.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Ground Floor Cloakroom
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom
- En Suite Shower Room
- Driveway
- Garage
- Workshop
- Landscaped Gardens



# The Property

Entrance hall with timber effect flooring, smooth textured ceilings, stairs to a first floor landing, and a ground floor cloakroom.

The ground floor cloakroom has been recently updated with part tiled walls, a wash hand basin with mixer tap and storage beneath, a WC, and a UPVC double glazed window.

Spacious sitting room featuring a bay window to the front with plantation shutters, a feature fireplace with a working open fire, timber mantle, and marble hearth, TV aerial point, recessed ceiling spotlights, and ample space for a three piece suite.

The high specification kitchen is fitted with a fantastic range of grey shaker style wall and base units with contrasting quartz worktops. Integrated appliances include a four burner gas hob with extractor fan over, eye level double oven, dishwasher, wine cooler, quartz splashback, tall stand up fridge freezer, one and a half bowl sink with mixer tap and drainer, central island with breakfast bar and additional storage. There is also a UPVC window offering an attractive outlook onto the garden, and timber effect flooring runs throughout.

The kitchen opens through to a fantastic dining room with double casement doors leading onto the garden, a cupboard housing the electrical consumer unit and electric meter, a modern radiator, and ample space for a six to eight seater table.

A first floor landing with UPVC window, double airing cupboard, and hatch to the roof space.

The master bedroom is a particularly spacious room with an attractive bay window to the front featuring built-in plantation shutters, a fantastic range of mirror fronted wardrobes, ample space for a king size bed, and recessed ceiling spotlights. The master bedroom also benefits from a recently fitted en-suite shower room with a walk-in double shower with thermostatic controlled shower attachment, fully tiled walls and flooring, a wash hand basin with mixer tap and storage beneath, and a WC.

Bedrooms two and three are both situated at the rear of the property, enjoying views of the rear garden, and are generous double bedrooms.

Family bathroom with a modern suite comprising a wash hand basin with mixer tap and storage beneath, WC, P-shaped bath with mixer tap and thermostatic shower attachment, glass shower screen, part-tiled walls, UPVC window, and plantation shutters.

The property must be viewed to fully appreciate the accommodation on offer.





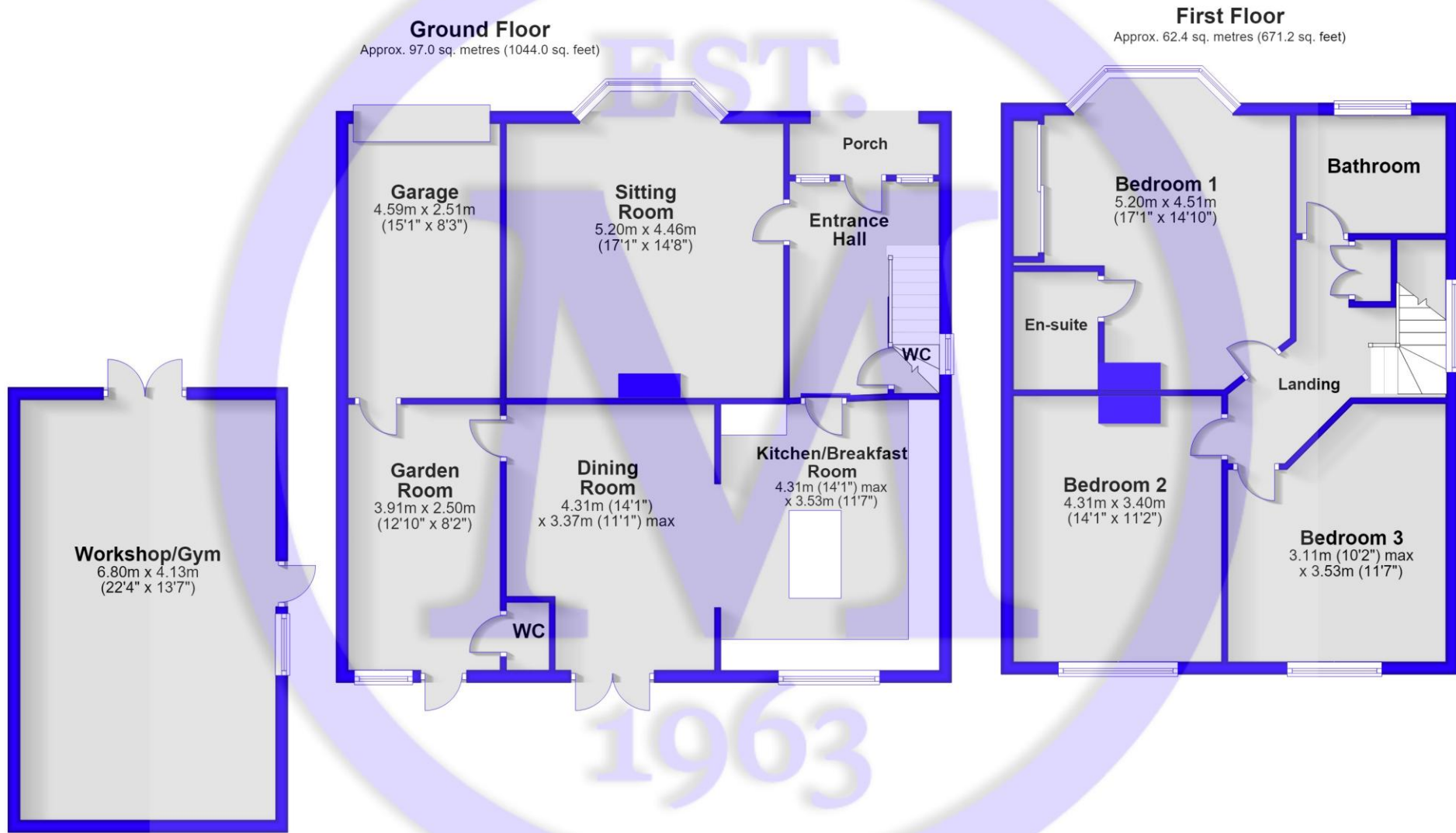
## *Gardens & Grounds*

To the front of the property, there is a generous driveway accessed by a five bar gate, with a low-level brick wall and high level fencing, providing off-road parking for five to six vehicles or ideal storage for a boat or caravan.

To the rear of the property is a beautifully landscaped garden surrounded by high level fencing, a large workshop/gym, a large area of decking, with the rest of the garden laid to hard landscaping featuring mature and colourful planting.

## *Services*

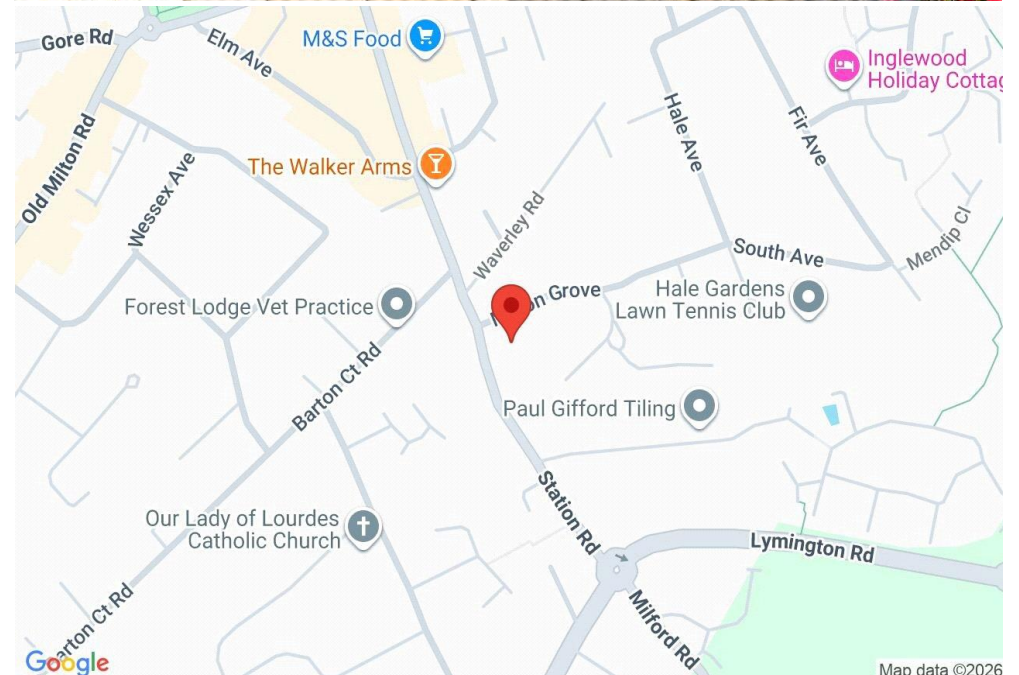
- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: D



Total area: approx. 159.3 sq. metres (1715.1 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.





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