



1 Woodhouse Gardens, New Milton, BH25 6HH

£949,950

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*1 Woodhouse Gardens
New Milton
Hampshire
BH25 6HH*

A stunning brand new five bedroom family house constructed by locally based developers of high repute Colten to their usual and unrivalled standard of specification. The property is now ready for occupation and particular features include a fantastic large kitchen/dining room with bifold doors onto the garden, a ground floor bedroom five/home office with an ensuite shower room, fully landscaped gardens, a separate utility room, an impressive sitting room with bifold doors onto the patio, a security alarm system and a good sized south facing rear garden enjoying a high degree of privacy.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Ground Floor Bedroom Five/Home Office
- Ensuite Shower Room
- Landing
- Four Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Double Garage
- Off Road Parking
- Landscaped Gardens



The Property

Spacious entrance hall with contemporary radiator, stairs to the first floor with stairway lighting, attractive tiled flooring, walk-in store cupboard with automatic lighting, recess ceiling spotlights and understairs storage cupboard.

Lovely sitting room with contemporary radiators, recess ceiling spotlights, lovely south-facing outlook over the rear garden and bifold doors onto the patio.

Stunning large kitchen/dining room with kitchen area fitted with an excellent range of high-quality units with quartz worktops and upstands and an under mounted one and a half bowl sink unit with a mixer tap over, integrated Neff four burner gas hob, extractor, double electric oven, full height fridge, separate freezer and dishwasher. Breakfast bar with triple aspect, high level double glazed Velux windows providing an abundance of light, bifold doors onto the patio and rear garden, a lovely outlook over the rear garden and the dining area has ample room for a family table and chairs.

Separate utility room fitted with a further range of wall and base units with a contrasting light worktop with an inset sink unit with a mixer tap over, wall mounted Valiant gas fired boiler, space for washing machine and tumble drier, tiled flooring, door to outside and recess ceiling spotlights.

Ground floor bedroom five/home office benefitting from a double aspect and having an ensuite shower room fitted with a luxury white suite.

Ground floor cloakroom fitted with a modern white suite with contemporary floor tiling, first-floor landing, trap to the roof space, airing cupboard and linen cupboard.

Four good-sized first-floor bedrooms with the master bedroom benefitting from quality built-in wardrobes and a luxury shower room fitted with a white suite comprising a large tiled shower cubicle, his and hers wash basins with storage beneath, WC, two chrome ladder style heated towel rails and recess ceiling spotlights.

Family bathroom fitted with a luxury white suite comprising a panel bath, a separate fully tiled shower cubicle, wash basin with storage beneath, WC, ladder style heated towel rail and recess ceiling spotlights.

Gas fired central heating.

NHBC Warranty

An internal viewing is strongly recommended.



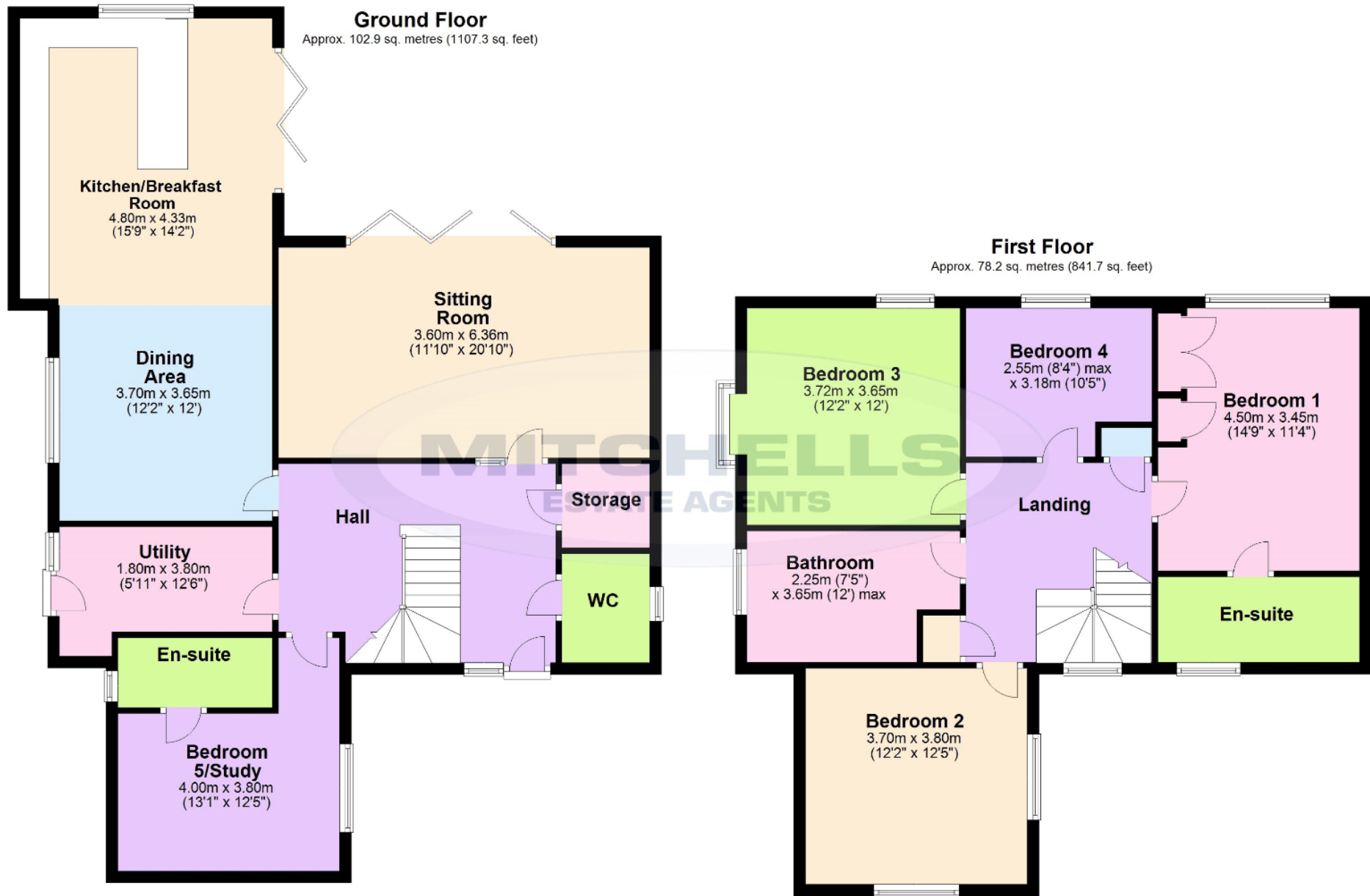


Gardens & Grounds

The property sits on a good sized plot of modern property and is fully landscaped with the front garden having small lawned areas with colourful flower and shrub borders, textured paved pathways, timber gates providing side access, attached double garage with twin up and over doors, power and light, a good sized area of Indian sand stone patio adjoining the rear of the property with the remainder laid mainly to a large area of lawn with high-level timber fencing, wooded backdrop, a south-facing aspect and a high degree of privacy and seclusion.

Services

- Mains gas, electric, drainage and water
- Council Tax Band NA
- Energy Performance Rating To be confirmed



Total area: approx. 181.1 sq. metres (1949.0 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.

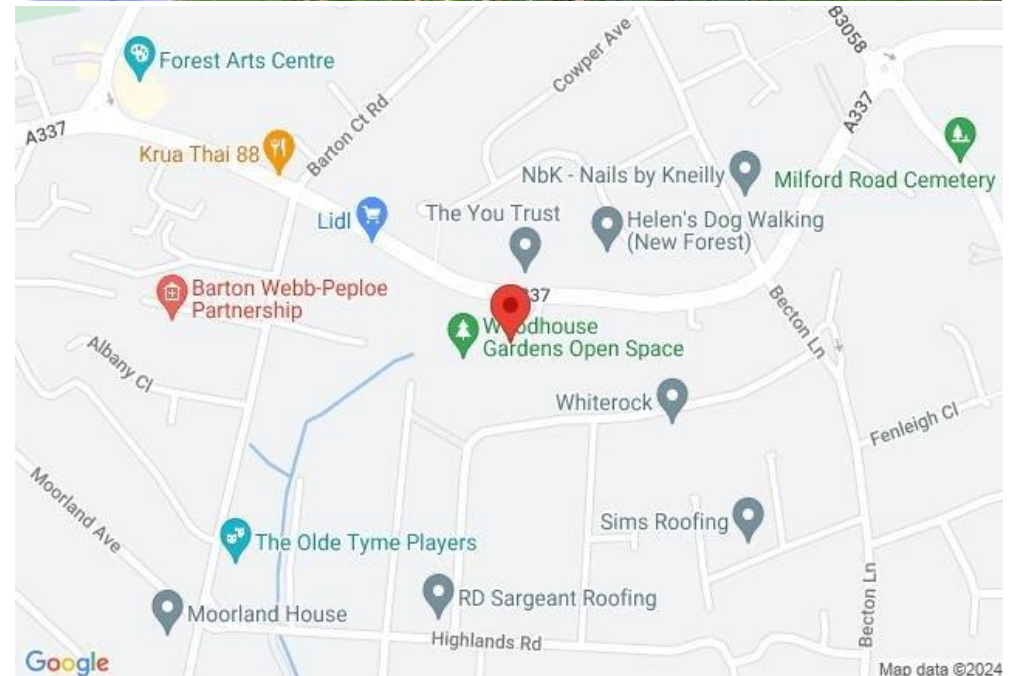


Situation

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

Turn right at the traffic lights and proceed along Station Road. At the roundabout turn right onto Lymington Road where the entrance to Woodhouse Gardens will be found on the left hand side.





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