



8 Compton Road, New Milton, BH25 6EQ

£449,950

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*8 Compton Road
New Milton
Hampshire
BH25 6EQ*

A highly deceptive three bedroom detached house that is situated just a stone's throw of the local schools and walking distance of New Milton town centre. The property is offered in outstanding condition throughout with features including a superb open planned living area, a modern kitchen, a separate utility room, a master bedroom with en-suite and a sunny west facing garden.

- Entrance Porch
- Entrance Hall
- Living/Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Landing
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Off-Road Parking
- Garage
- Landscaped Garden
- Garden Chalet/Home Office



The Property

UPVC entrance porch with patterned tiled floor and power making it a useful space for storage

Entrance hall which is bright and spacious with large built in cupboard and engineered oak flooring with access to the ground floor cloakroom.

The living/dining room forms part of the extension and is a fantastic space with a continuation of the engineered oak flooring, feature fireplace with recess for electric or gas fire, lovely open outlook over rear west facing garden and patio doors leading to the decking.

Kitchen located to the front of the property on the east elevation enjoying the morning sun with a matching range of grey gloss wall and base storage cupboards, one of which houses the wall mounted Potterton combination boiler, tiled floor, and oak worktop. Integral items comprise a fridge freezer, dishwasher, electric oven with gas hob and a butler style sink.

The utility room is fitted with a range of grey gloss wall and base units with a contrasting quartz effect worktop, stainless steel sink with mixer tap over and drainer, tiled splashback, tiled flooring, space and plumbing for a washing machine and tumble dryer, cupboard housing gas metre and recess ceiling spotlights.

First floor landing with window and easy access into the roof space which is partially boarded for additional storage.

Master bedroom on the east elevation enjoying a dual aspect with excellent range of custom built wardrobes and an en-suite shower room.

Bedrooms two and three are located to the rear and bedroom three also enjoying a dual aspect.

Family bathroom has been stylishly fitted with partially tiled stone effect tiles, tiled floor, matching white suite comprising a full sized bath, pedestal wash hand basin, low flush WC with two windows and a heated towel rail.

The en-suite shower room is fully tiled, including tiled floor and comprises a large double width walk in shower, pedestal wash hand basin, low flush WC, ladder towel rail.





Gardens & Grounds

To the front of the property there is a good sized drive offering parking for two/three vehicles and easy access to the garage which has an up and door and power.

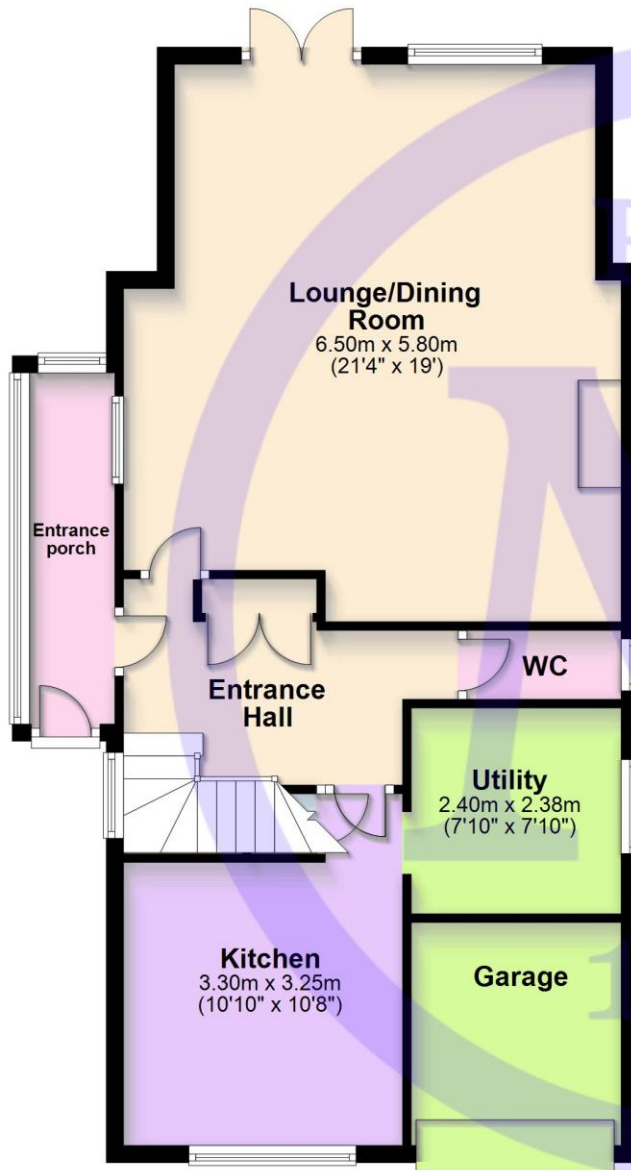
The rear garden is west facing and of a generous size, making an ideal suntrap with decking adjoining the rear of the property covered with an attractive pergola, a generous area of lawn with stepping stones leading to the chalet. The outbuilding is a fully insulated timber cabin with power, currently being used as an office/studio, and would make an ideal games room or summer house. There is also an additional garden shed for storage.

Services

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

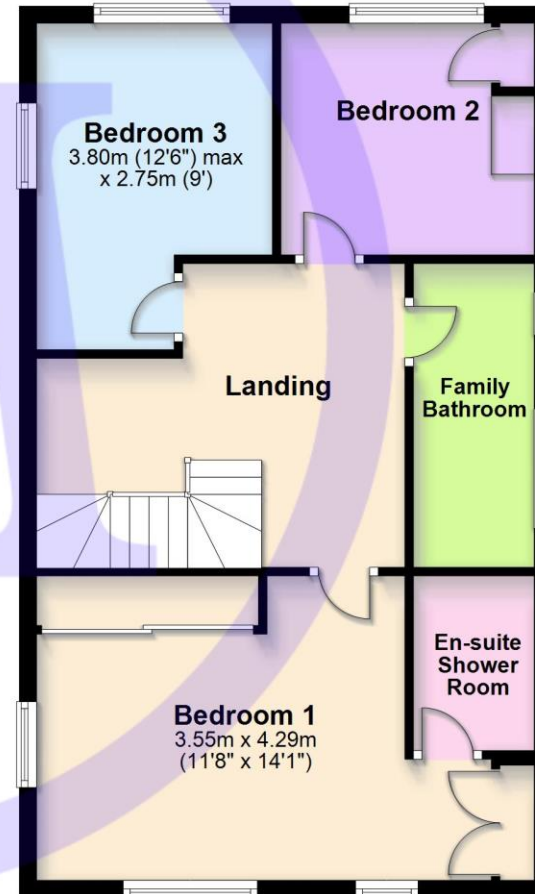
Ground Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



Total area: approx. 133.2 sq. metres (1433.6 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. Upon reaching a mini roundabout bear left. Take the second right in Hobart Road, first right Compton Road and the property will be seen after a short distance on the left hand side.





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