



*15 Yew Lane, New Milton, BH25 5BA*

*£369,950*

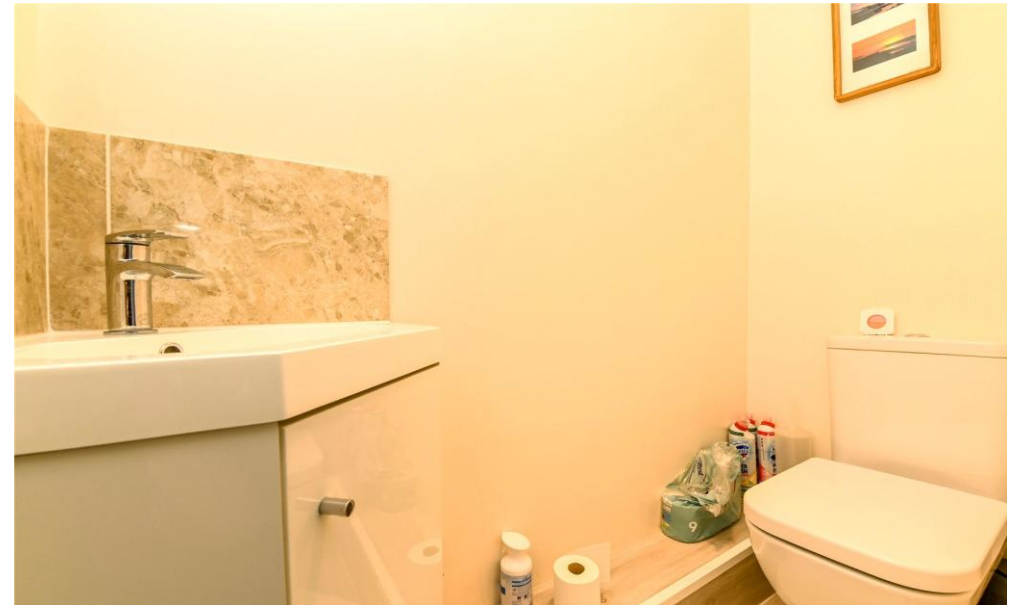
**Mitchells**  
1963 — TODAY



*15 Yew Lane  
New Milton  
Hampshire  
BH25 5BA*

This fantastic three bedroom family home is situated just a short walk of the local shops and schools and offers bright and modern accommodation with features including a newly fitted kitchen/dining room, a spacious sitting room, two large double bedrooms and a private and secluded garden.

- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Separate Cloakroom
- Driveway
- Private & Secluded Garden



## The Property

Entrance porch with UPVC front door, UPVC front door and useful coat hooks.

The sitting room is a particularly spacious room with a large UPVC window to the front, TV aerial point and radiator.

The kitchen/dining room has been recently refitted and now consists of a fantastic range of grey gloss wall and base units with a contrasting quartz effect worktop, stainless steel sink with mixer tap over, integrated appliances include an eyelevel double oven, four burner gas hob with glass splashback and extractor fan over, space and plumbing for a tall stand up fridge freezer, slimline dishwasher and washing machine, ample space for table and chairs, a breakfast bar, stairs to first flooring landing, understairs storage cupboard and a UPVC double glazed door leading out to the garden.

On the first floor landing is a hatch to loft space.

The cloakroom has been fitted with a modern suite comprising a WC, corner wash hand basin with mixer tap over and storage beneath, tiled splashback and extractor fan.

The family bathroom has been fully tiled with timber effect flooring and white suite comprising a WC, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, panel bath with independent electric Triton shower, glass shower screen, heated towel rail and UPVC window.

On the first floor are three bedrooms, two of which are generous doubles both benefitting from built in storage and bedroom three is currently used as a home office with an attractive outlook to the front.





## *Gardens & Grounds*

To the front of the property is a block paviour and shingle driveway giving generous off road parking and would make ideal storage for a boat or caravan, subject to any necessary permissions.

The rear garden is very private and secluded with a rear gate for access, high level fencing, two useful storage sheds, greenhouse and with most of the garden laid to lawn.

A viewing of the property is highly recommended and the vendor is currently suited.



## *Services*

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

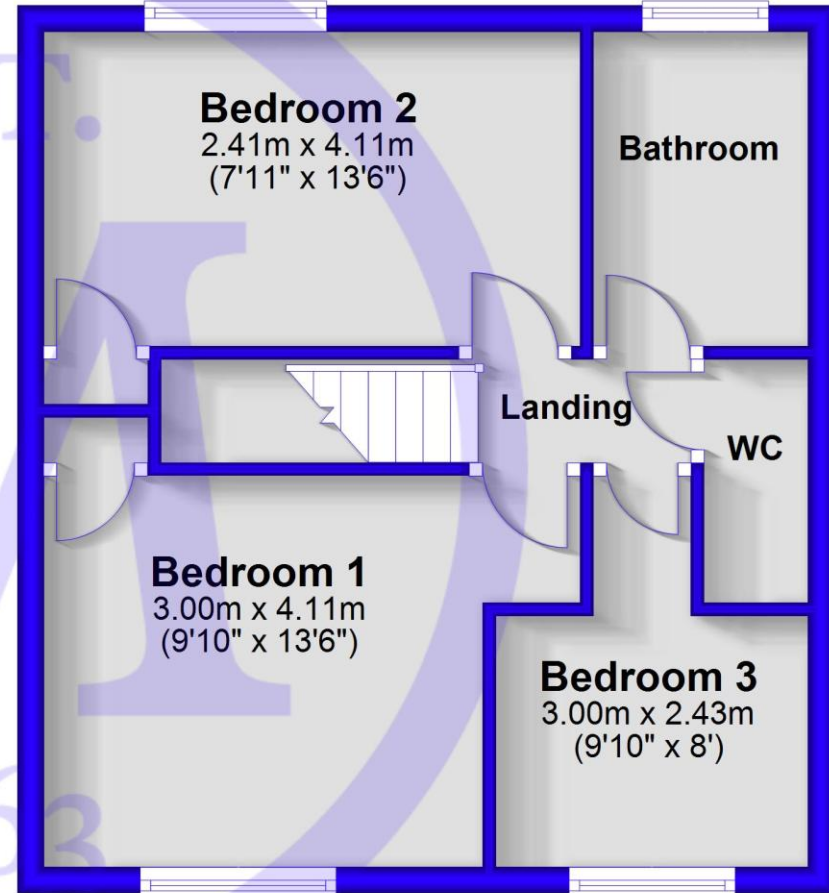
## Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



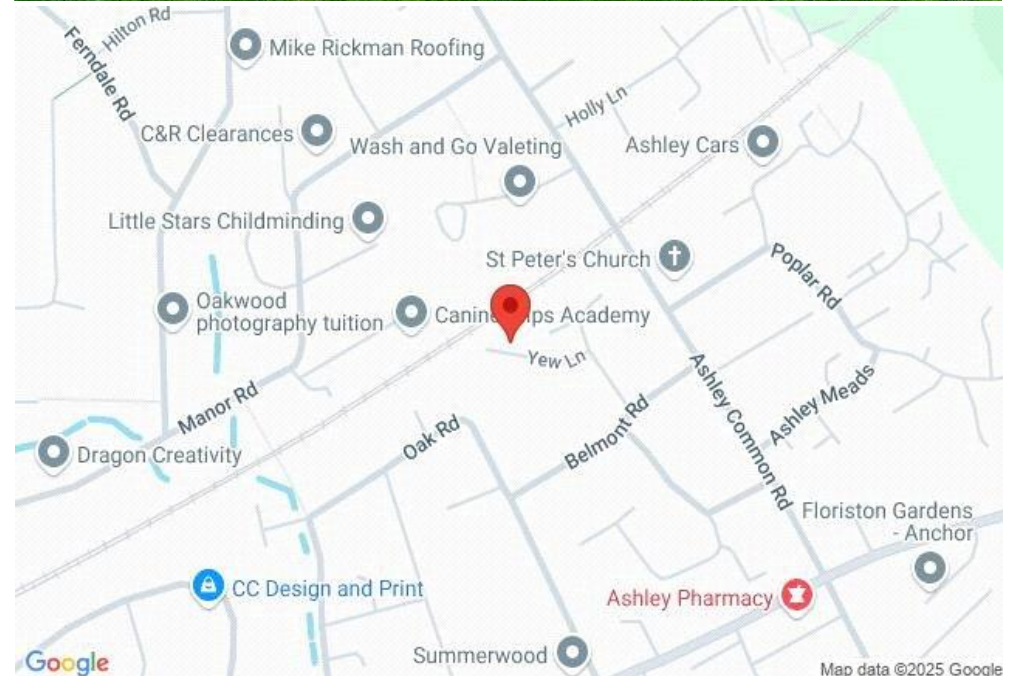
Total area: approx. 77.3 sq. metres (832.3 sq. feet)

## Situation

Ashley is a small village located to the east of the thriving market town of New Milton and benefits from both Infant and Junior schools rated 'Good' by Ofsted, a wide range of sports clubs including the excellent rugby club, a small supermarket and is within easy reach of the 92,000 acres of the beautiful New Forest National Park. With the mainline railway station at New Milton, the cliff top and beach at Barton on Sea, Barton golf club offering 27 holes of links style golf, quality eateries including Pebble Beach on the cliff top Ashley remains popular for both families and retirees.

## Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next two sets of lights and at the top of the hill turn left into the Kings Road. Take the first turning right into Belmont Road, first left with Yew Lane, bear left and the property will be found at the end on the right hand side





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