



12 Badgers Copse, New Milton, BH25 5PE

£737,500

Mitchells
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*12 Badgers Copse
New Milton
Hampshire
BH25 5PE*

An exceptionally spacious detached family residence offering flexible accommodation, including four bedrooms, four reception rooms, a superb conservatory with a woodburning stove, a lovely double aspect sitting room, a good sized kitchen/breakfast room, a utility room, a double covered carport leading to the garage, a useful garden workshop/home office, and a private south-westerly facing rear garden enjoying a lovely wooded backdrop.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Family Room
- Home Office
- Utility Room
- Cloakroom
- Conservatory
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Off Road Parking
- Garage
- Double Carport
- Workshop
- Private Gardens



The Property

Entrance porch with a double glazed front door.

Entrance hall with tiled flooring, stairs to the first floor, and a storage cupboard.

A lovely double aspect sitting room with a feature recessed fireplace housing a woodburning stove, double glazed sliding doors opening onto the patio, and a pleasant private outlook over the rear garden.

Separate dining room with twin casement doors opening onto the patio and a private outlook over the garden.

Home office with access to the roof space and an outlook to the front.

Double aspect family room with tiled flooring.

Kitchen/breakfast room fitted with an extensive range of white wall and base units, contrasting worktops, an inset one and a half bowl sink unit with mixer tap, integrated Neff double electric oven, four burner gas hob with extractor, Fisher & Paykel dishwasher, breakfast bar, tiled flooring, part tiled walls, under cupboard lighting, wall mounted gas fired boiler, space and plumbing for a washing machine, and recessed ceiling spotlights.

Superb conservatory with low level cavity brick walls, a pitched glass roof, tiled flooring, a casement door opening onto the patio, a woodburning stove, and an attractive outlook over the rear garden.

Useful utility room with an excellent range of storage cupboards, a one and a half bowl sink unit with mixer tap, doors to both the front and rear gardens, and tiled flooring.

Ground floor cloakroom fitted with a modern white suite.

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

Four first floor bedrooms, all with built-in wardrobes. The master bedroom benefits from built-in drawer units and a modern en-suite shower room fitted with a white suite comprising a corner shower cubicle with a Triton thermostatic controlled shower, wash basin with storage beneath, WC, additional high level storage, recessed ceiling spotlights, and an extractor fan.

Fully tiled family bathroom fitted with a modern white suite comprising a panelled bath with mixer tap and shower attachment, wash basin with storage beneath, WC, corner shower cubicle, ladder style heated towel rail, and recessed ceiling spotlights.





Gardens & Grounds

The property sits on a generous corner plot, with the front and side gardens laid mainly to lawn for ease of maintenance, complemented by mature conifers. A double width block paved driveway provides off road parking for two vehicles at the front of the house.

To the rear, there is a good sized textured paved patio with decorative brick edging, while the remainder of the garden is laid mainly to well kept lawn, bordered by mature, high level beds and borders, offering a good degree of privacy.

A second vehicle access leads to a covered carport, providing additional off road parking for two vehicles and accessed via twin timber gates. This, in turn, leads to the garage, which features an electrically operated roller door, power, and light. Adjoining the garage is a useful garden workshop/hobbies room, also with power and light.

The garden further benefits from a large timber shed and enjoys a sunny south-westerly aspect, a high degree of privacy, and a lovely wooded backdrop.

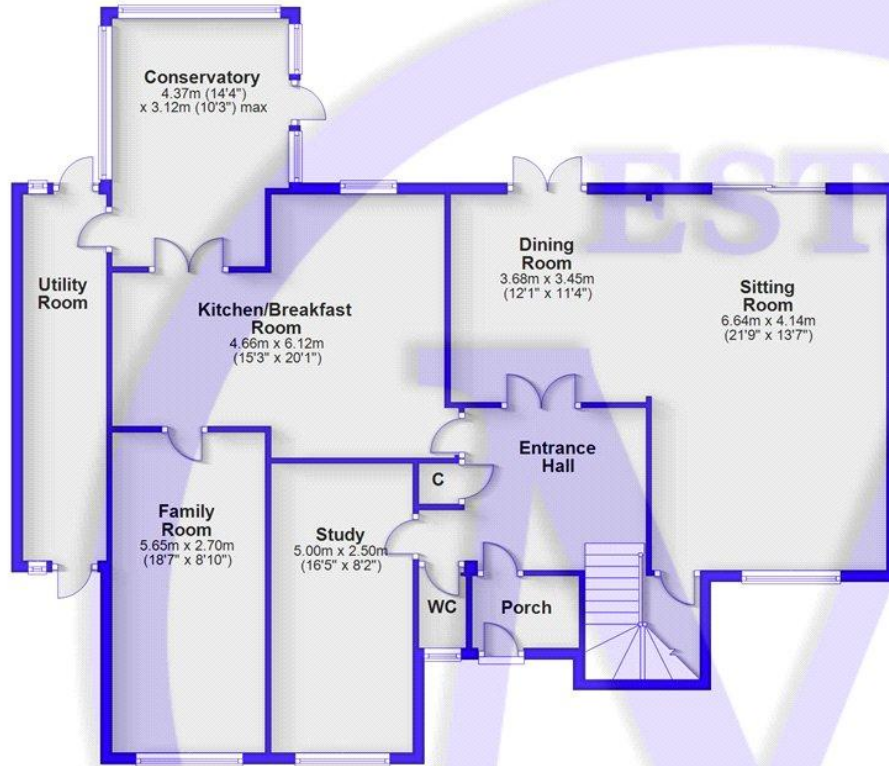


Services

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

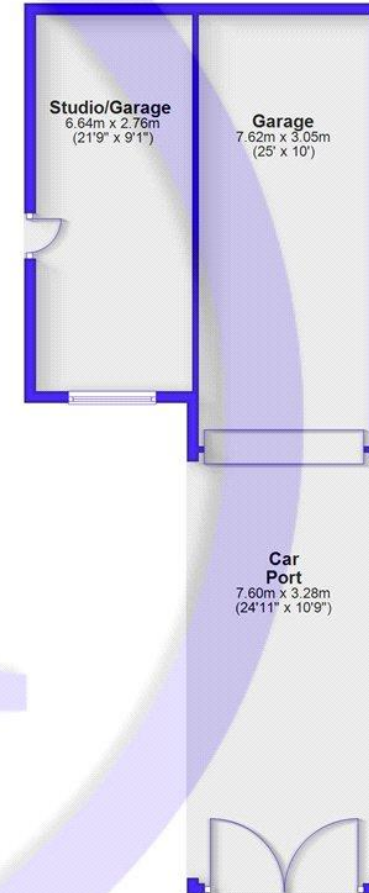
Ground Floor

Approx. 135.3 sq. metres (1456.1 sq. feet)



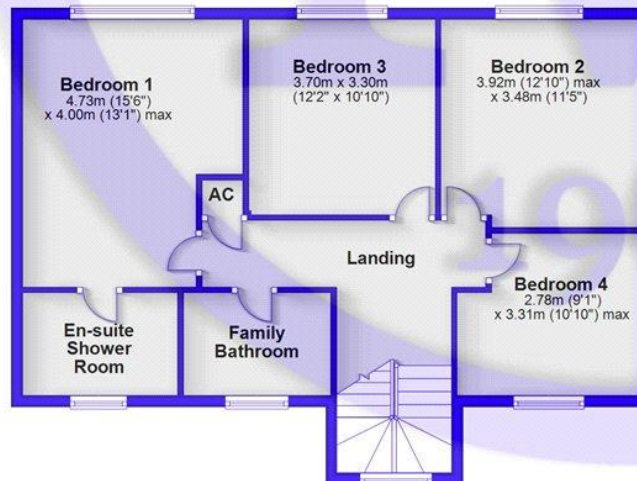
Outbuilding

Approx. 67.5 sq. metres (728.5 sq. feet)



First Floor

Approx. 76.1 sq. metres (819.5 sq. feet)



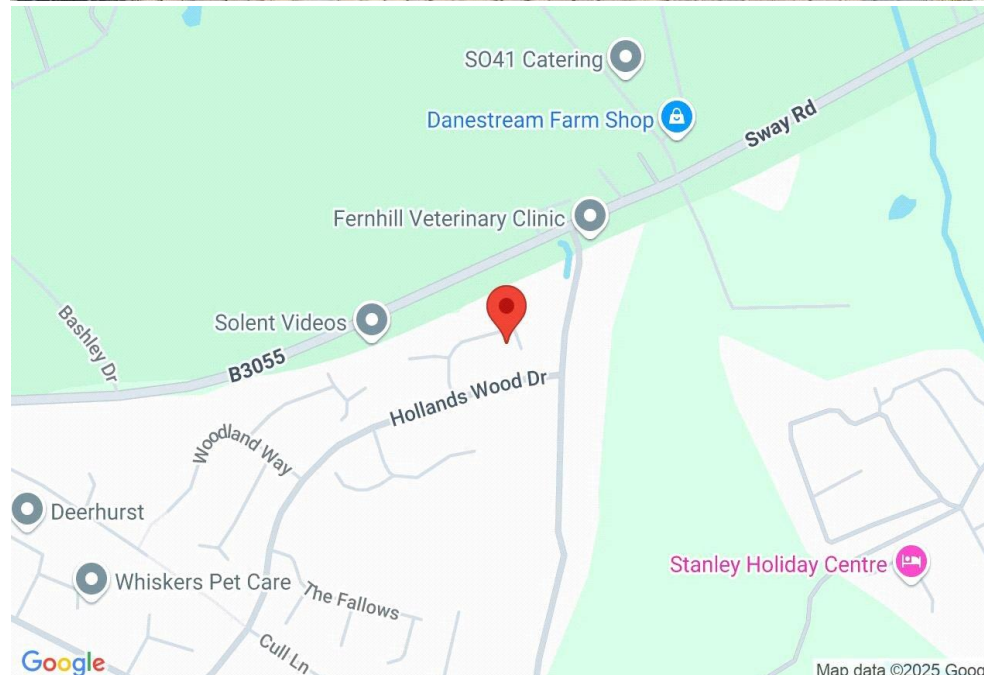
Total area: approx. 278.9 sq. metres (3002.0 sq. feet)

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 over the railway bridge, take the fifth turning right into Hollands Wood Drive, the fourth left into Badgers Copse, bear round and the property will be found on the right hand side.





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