



*35 Orchard Grove, New Milton, BH25 6NZ*

*£599,950*

**Mitchells**  
1963 — TODAY



*35 Orchard Grove  
New Milton  
Hampshire  
BH25 6NZ*

This highly deceptive three/four bedroom chalet style property is situated in one of New Milton's premier roads, with features including a spacious sitting room, two ground floor double bedrooms, a kitchen/breakfast room, a home office, and a private and secluded southerly facing garden.

- Entrance Porch
- Entrance Hall
- Kitchen/Breakfast Room
- Lobby
- Integral Garage
- Sitting Room
- Conservatory
- Bathroom
- Cloakroom
- First Floor Bedroom Three
- First Floor Home Office/Bedroom Four
- Driveway
- Secluded Southerly Facing Garden



# The Property

Entrance porch with tiled flooring and useful coat hooks.

A glazed door leads through to the entrance hall, with solid wood flooring running through the majority of the ground floor accommodation, radiator, and airing cupboard.

The sitting room is a particular feature of this property, with a bright triple aspect, a working open fire, a glazed door leading out to the garden, a picture window overlooking the patio and rear garden, and access through to the conservatory.

The conservatory is constructed of a dwarf brick wall, UPVC double glazed windows, a polycarbonate roof, fitted blinds, and a glazed door leading out to the garden.

The kitchen is fitted with a range of white wall and base units with a contrasting stone effect worktop, a large UPVC window overlooking the rear garden, integrated eye level oven, one and a half bowl sink with mixer tap over and drainer, corner carousel, large built-in storage cupboards, and space and plumbing for a washing machine, slimline dishwasher, and tall stand up fridge/freezer. Walk-in larder with a UPVC window and useful shelving. A glazed door gives access to the side pathway and outside storage cupboard, which has space for a tumble dryer, power, and lighting.

There are two spacious ground floor double bedrooms, one benefitting from a fantastic range of built-in storage, and both enjoying an outlook over the front garden.

Family bathroom with suite comprising a panel bath with a mixer tap over, independent Aqualisa shower with shower curtain, heated towel rail, wash hand basin, UPVC window, lino flooring, and fully tiled walls.

Separate cloakroom with tiled walls, lino flooring, and a UPVC window.

Lobby with stairs to the first floor landing, UPVC window, and a radiator.

On the first floor is a useful home office/bedroom four, with a Velux window with a built-in blind, a radiator, and a doorway leading through to the master bedroom.

Master bedroom with two Velux windows with built-in blinds, double radiator, useful eaves storage cupboards, built-in storage, and its own en-suite shower room.

The en-suite comprises a walk-in shower with Mira shower attachments, sliding glass shower door, WC, wall hung wash hand basin, heated towel rail, and a UPVC window.





## Gardens & Grounds

Integral garage with an electric up and over door, a UPVC window, electrical consumer unit, and a modern Glow Worm combination boiler.

To the front of the property is a well-maintained garden, with a driveway giving access to the single garage and providing off road parking for one vehicle. The rest of the garden is laid to lawn with mature borders.

The rear garden is a fantastic feature of this property, with a rear covered veranda, stone patio, and high level hedging and shrubs, making the garden extremely private and secluded. There is also a large area of lawn with well stocked borders.

A viewing of this property comes highly recommended.

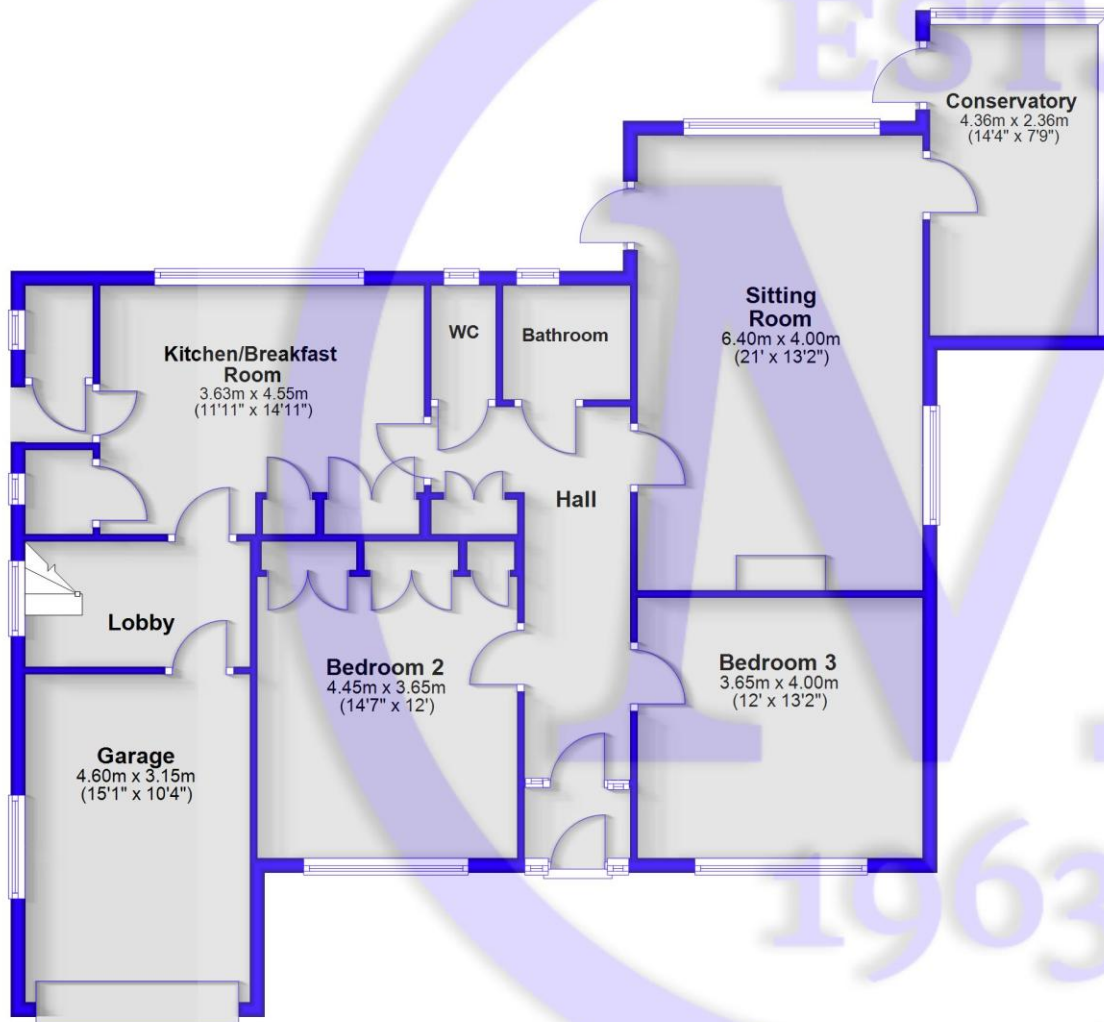
## Services

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



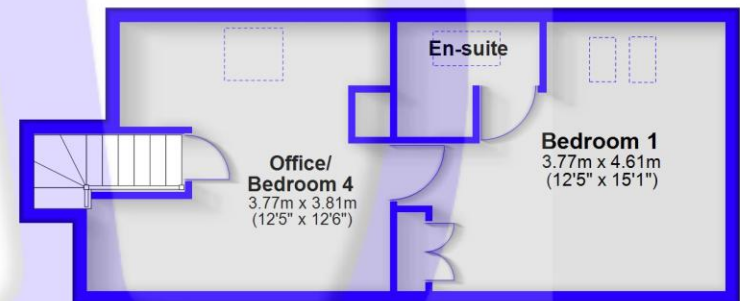
### Ground Floor

Approx. 126.8 sq. metres (1364.5 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



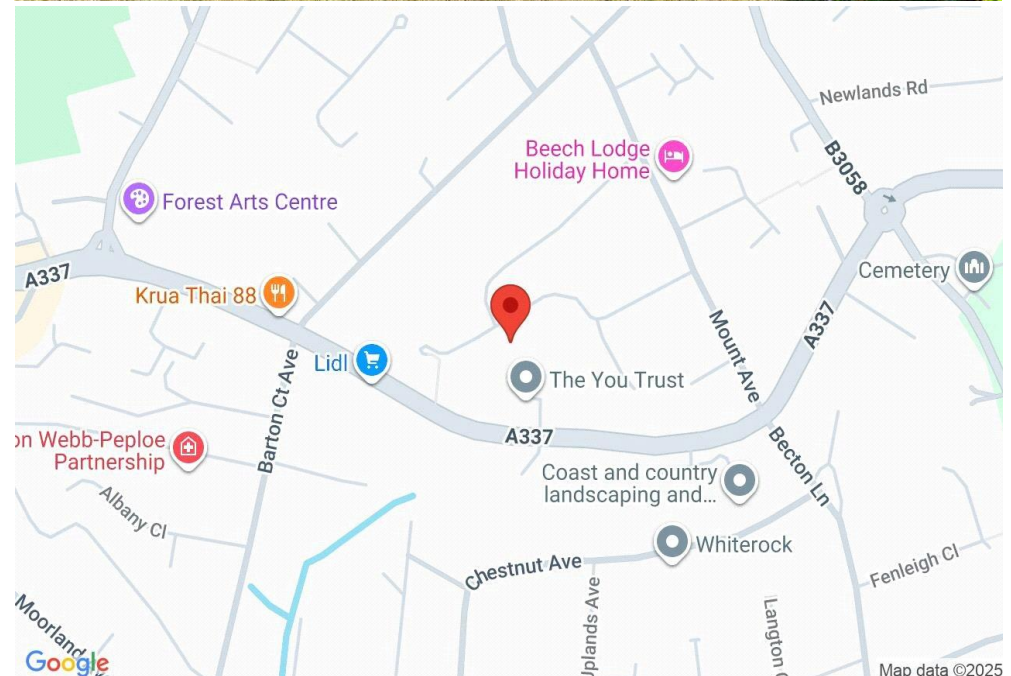
Total area: approx. 160.8 sq. metres (1731.0 sq. feet)

## 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 right at the traffic lights and proceed along Station Road. Take the second turning on the right into Barton Court Road, then the first left into Mount Avenue, and the second right into Orchard Grove. Bear round to the right where the property will be found on the left hand side.





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