



*21 Hart Close, New Milton, BH25 5GL*

*£415,000*

**Mitchells**  
1963 — TODAY







*21 Hart Close  
New Milton  
Hampshire  
BH25 5GL*

A stunning four bedroom family home in a sought after location with features including a private westerly garden to the rear, a garden studio/home office, a UPVC double glazed conservatory, two separate reception rooms, a high quality modern kitchen, a ground floor cloakroom, good off road parking and an internal viewing is strongly recommended to fully appreciate both the size and the quality of the property.

- Porch
- Sitting Room
- Conservatory
- Dining Room
- Kitchen
- Cloakroom
- Ground Floor Bedroom
- Four/Family Room
- Landing
- Three Bedrooms
- Bathroom
- Off Road Parking
- Private Gardens
- Garden Studio
- Chain Free



## The Property

Entrance hall with timber effect flooring and a double glazed front door.

Lovely sitting room with recessed ceiling spotlights and double glazed sliding doors onto the UPVC double glazed conservatory with low level cavity brick walls, a polycarbonate roof, twin casement doors onto the patio and a private outlook over the rear garden.

Separate dining room with attractive timber effect flooring, a double aspect, recessed ceiling spotlights and a UPVC double glazed door to outside.

Stunning modern kitchen fitted with an excellent range of high quality units with soft closing drawers and doors and a contrasting timber effect worktop with an inset sink unit with a mixer tap over, integrated electric oven, combination oven, five burner gas hob, extractor fan, fridge, separate freezer, slimline dishwasher and washing machine, wall mounted Worcester gas fired boiler concealed in cupboard, attractive wall tiling, recessed ceiling spotlights, under cupboard lighting, timber effect flooring and an outlook to the rear.

Ground floor cloakroom fitted with a white suite with tiled flooring.

Ground floor bedroom four/family room with timber effect flooring, a large double built in storage cupboard and an outlook to the front.

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

Three good sized first floor bedrooms with the master bedroom having two built in double wardrobes.

Family bathroom fitted with a white suite comprising a panel bath with a mixer tap and independent shower over and glass shower screen, wash basin, WC, chrome ladder style heated towel rail, part tiled walls, recessed ceiling spotlights and an extractor fan.







## *Gardens & Grounds*

The front garden is laid to attractive block paviour providing off road parking for at least three vehicles and a timber gate provides side access.

Adjoining the rear of the property is an area of paved patio, a small area of lawn and colourful flower and shrub borders, a useful garden studio with power and light and is ideal for a variety of purposes including a home office, if required, an adjoining large timber garden store, all enjoying a good degree of privacy and a sunny south westerly aspect.

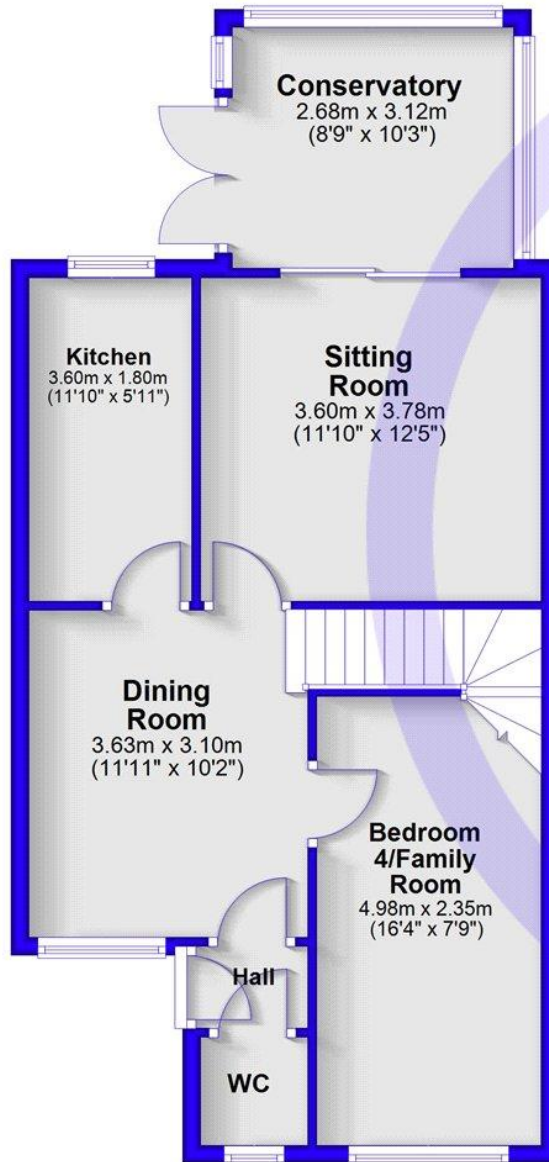


## *Services*

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

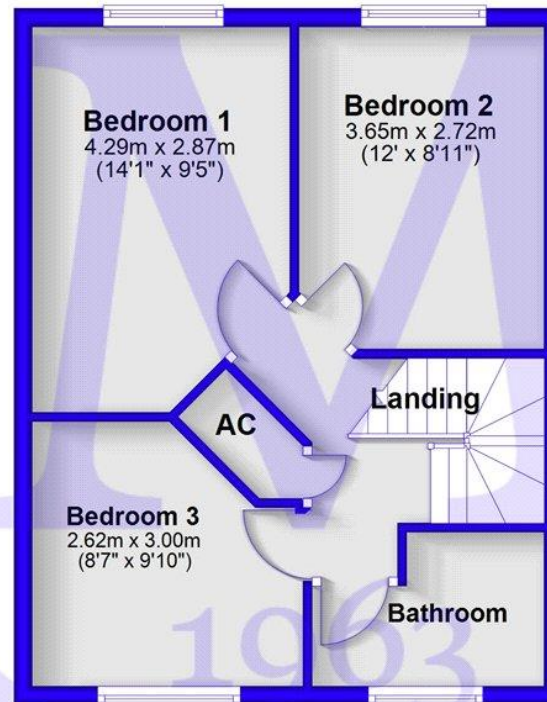
## Ground Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



## Outside

Approx. 21.4 sq. metres (230.2 sq. feet)



Total area: approx. 121.4 sq. metres (1306.6 sq. feet)

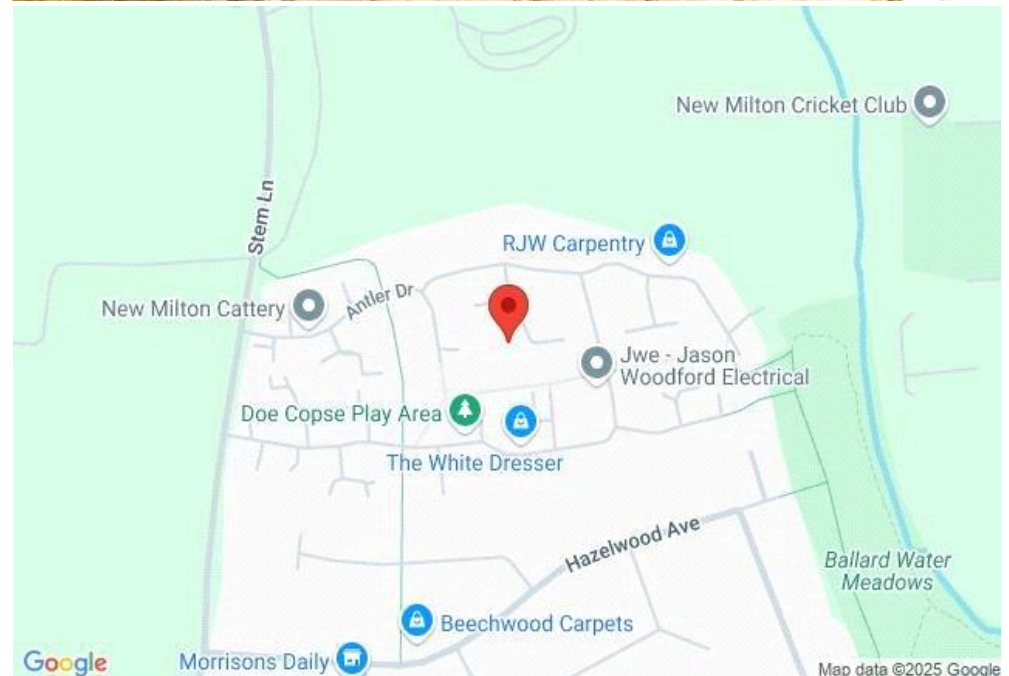


## Situation

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. At the roundabout continue straight across and take the first turning right into Gore Road. After approximately half a mile turn right into Stem Lane. Take the seventh turning right into Antler Drive, bear left and take the first right into Hart Close where the property will be found on the right hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

