

85 Gore Road, New Milton, BH25 6RT

£399,950

Mitchells

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85 Gore Road
New Milton
Hampshire
BH25 6RT

An excellent opportunity to purchase a three bedroom home with a fantastic double garage recently built by the well regarded local builder Pennyfarthing Homes. The property offers an impressive open plan kitchen/living area, a ground floor WC, a utility cupboard, excellent storage throughout, three good-sized bedrooms with bedroom one benefiting from an en-suite shower room, a family bathroom, a private rear garden.

- Modern Barn Style Three Bedroom House
- Double Garage With Home Office
- Impressive Open Plan Kitchen/Living Area
- Ground Floor WC
- Utility Cupboard
- En-Suite Shower Room To Bedroom One
- Family Bathroom
- Private Rear Garden
- Remainder Of New Build Warranty





The Property

Entrance hall with carpeted flooring, stairs leading to the first floor landing, and access to a utility cupboard with space and plumbing for a washing machine, space for a tumble dryer, and housing the gas fired central heating boiler.

Ground floor WC with a UPVC double glazed window, a wash hand basin with a mixer tap, a WC, and tiled flooring.

Open plan kitchen/living space with a modern kitchen comprising an excellent range of wall and base units with a contrasting worktop, a raised double electric oven, a four burner gas hob with an extractor fan over, a stainless steel sink with a mixer tap and drainer, an integrated dishwasher, and space for a tall fridge/freezer.

First floor landing with a hatch to the loft space.

Family bathroom with tiled flooring, part tiled walls, an extractor fan, and a suite comprising a WC, a wash hand basin with a mixer tap, a chrome ladder style heated towel rail, and a panelled bath with shower attachments.

Three good sized bedrooms, with bedroom one being a particularly generous size and benefiting from a fitted wardrobe and a door leading through to the en-suite shower room.

En-suite shower room with tiled flooring, part tiled walls, and a suite comprising a pedestal wash hand basin with a mixer tap, a WC, a heated towel rail, and a large shower cubicle with a sliding shower screen.

















Gardens & Grounds

The rear garden enjoys an excellent degree of privacy, with a brick wall and close board fencing along the boundaries. A timber gate provides rear access. The majority of the garden is laid to lawn, with a good sized paved patio area to the rear and a pathway leading to the back of the property.

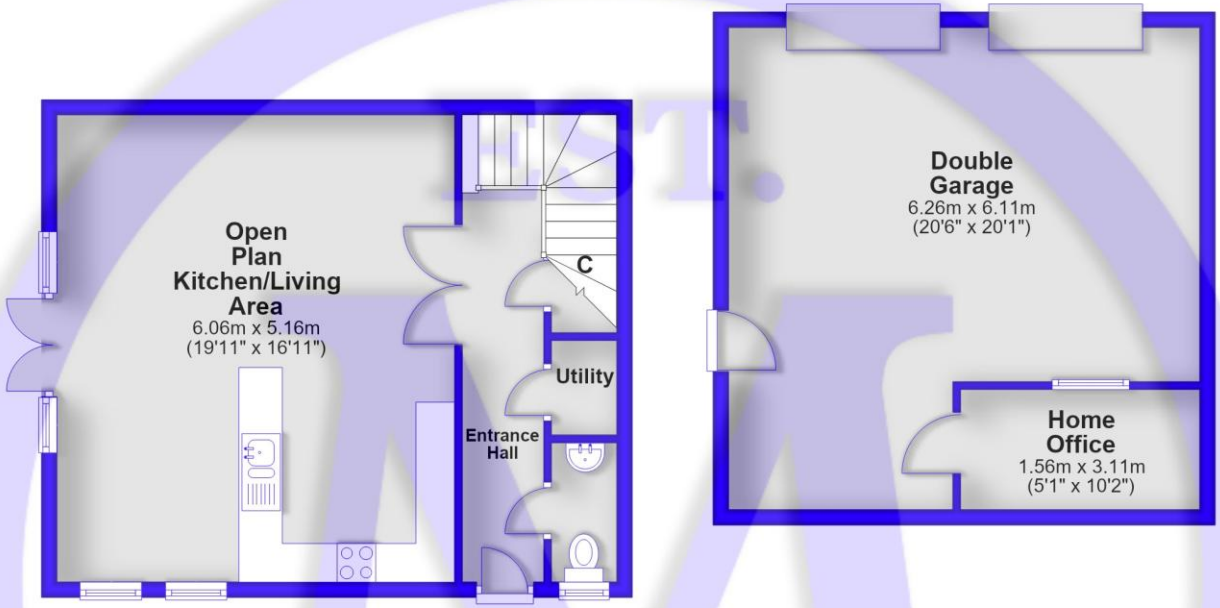
To the front of the property is a block-paved pathway leading to the double garage, which has two up and over doors, power, lighting, and a useful home office area.

Services

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

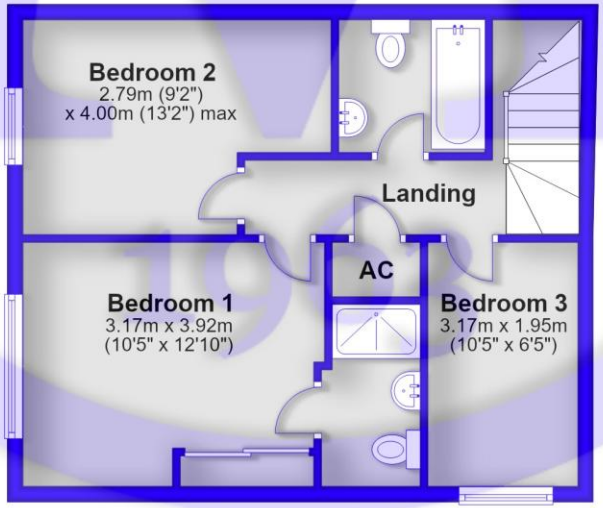
Ground Floor

Approx. 82.3 sq. metres (886.0 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 126.1 sq. metres (1357.0 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline.

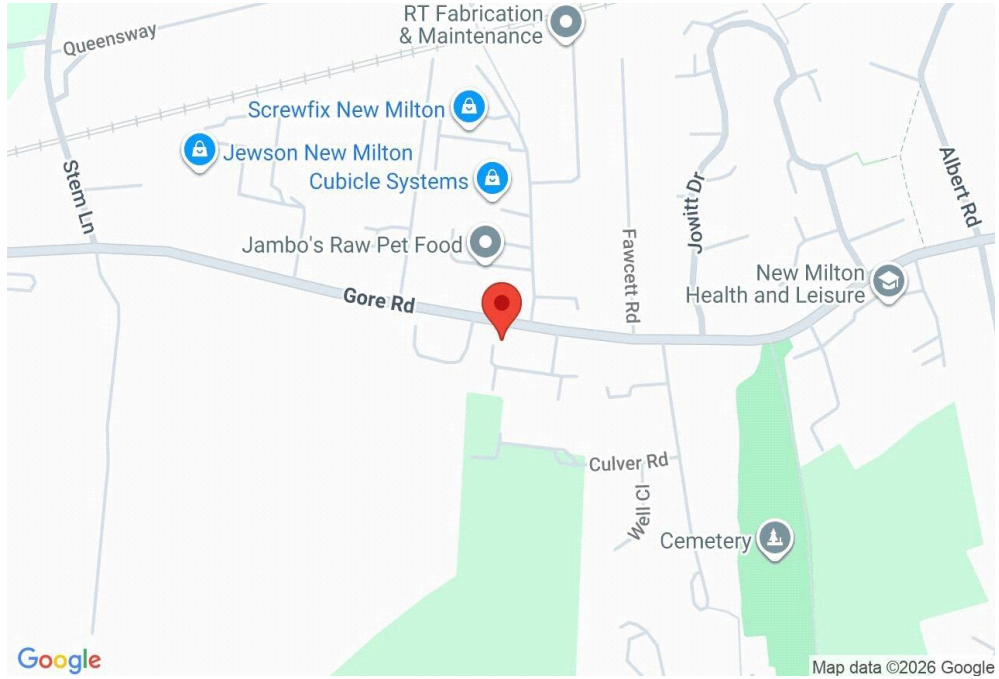
With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors.

The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters.

Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel.

Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.







Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

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