



*20 Fernhill Road, New Milton, BH25 5JZ*

*£650,000*

**Mitchells**  
1963 — TODAY



*20 Fernhill Road  
New Milton  
Hampshire  
BH25 5JZ*

This charming four bedroom chalet bungalow is situated halfway between Ballard Lake and the mainline railway station in New Milton. The property offers bright and spacious accommodation with features including a generous kitchen/dining room, a ground floor shower room, two first floor double bedrooms, a home office and a large private and secluded garden. The property is located on a quiet residential street. The location is ideal for access to the railway station and the high street. Just two miles from the beach and the New Forest, with the nearby water meadow and woods perfect for dog walking.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- First Floor Landing
- First Floor Bathroom
- Two First Floor Double Bedrooms
- Driveway
- Garage
- Home Office
- Private & Secluded Garden



## The Property

Entrance hall with solid wood flooring which stretches through into the kitchen/dining room, stairs to first floor landing, utility cupboard, understairs storage cupboard, UPVC window and picture rail.

The kitchen/dining room is fitted with a range of high quality cream gloss wall and base units with a contrasting solid wood worktop, attractive bay window, stainless steel one and a half bowl sink with mixer tap over and drainer, integrated appliances include a tall stand up fridge freezer, dishwasher, a free standing cooker/hob, ample space for a six seater table and chairs and a pedestrian door leads out to the patio and rear garden.

Ground floor shower room with tiled flooring, fully tiled walls and suite comprising a pedestal wash hand basin with mixer tap over, WC, corner shower cubicle and a chrome heated towel rail.

The sitting room enjoys views over the rear garden with double casement doors leading out to the patio, feature fireplace with inset woodburning stove with oak mantle and has a bright double aspect.

On the ground floor are two lovely double bedrooms both with feature bay windows looking out to the front of the property and retaining original features.

Utility cupboard with wall mounted Worcester combination boiler and space and plumbing for a washing machine.

On the first floor landing are two Velux windows both with built in blinds, a useful airing cupboard with slated shelves for storage and ample space for a study area, if necessary.

The first floor bathroom has timber effect flooring, fully tiled walls and suite comprising a pedestal wash hand basin, WC, panel bath with mixer tap over and hand held shower attachment and a UPVC double glazed window.

Two first floor double bedrooms both enjoying a double aspect and eaves storage cupboards.





## *Gardens & Grounds*

To the front of the property is a shingle driveway giving off road parking for three to four vehicles and giving access to the single garage.

The single garage is of brick construction with double doors to the front, a pitched tiled roof, power, heating and lighting.

To the rear of the garage is a home office with a UPVC window, double storage cupboard, power, lighting and enjoys views over the rear garden.

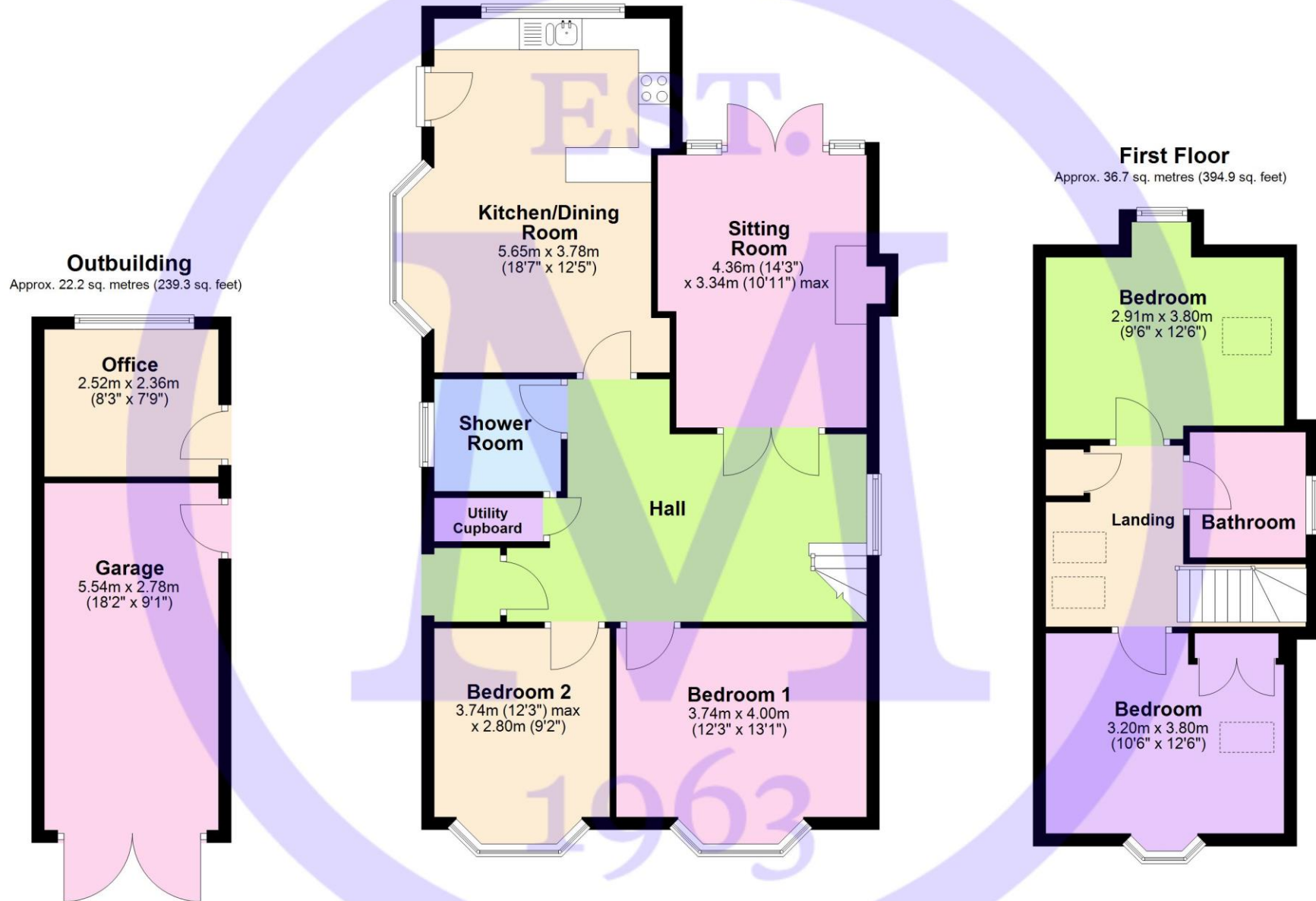


## *Services*

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

## Ground Floor

Approx. 82.1 sq. metres (883.3 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'  
Plan produced using PlanUp.

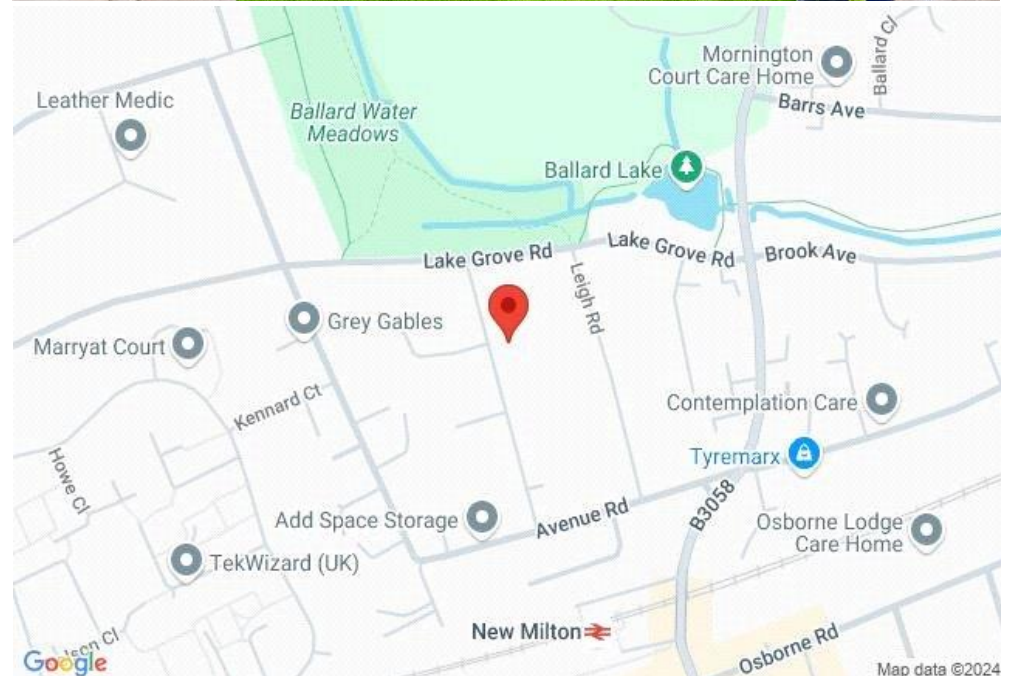
20 Fernhill Road, New Milton

## 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 turn left at the traffic lights and proceed over the railway bridge. Take the first turning on the left into Avenue Road, second right into Fernhill Road and the property will be found at 2/3 of the way down on the right hand side.





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