



Shambhala, Hare Lane, New Milton, BH25 5AF

£769,950

Mitchells
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*Shambhala
Hare Lane
New Milton
Hampshire
BH25 5AF*

A substantial and individual four/five bedroom detached family house situated in a sought after rural location and set on a good sized private plot of approaching a quarter of an acre and with superb far reaching and open views to the rear over adjoining farmland and woodland beyond. Other features of the property include a large UPVC double glazed conservatory, a spacious double aspect sitting room, a separate utility room, a ground floor cloakroom and an oak framed carport.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- Cloakroom
- Ground Floor Bedroom Five
- Landing
- Four Bedrooms
- Family Bathroom
- Garden Office
- Single Garage
- Large Gardens



The Property

Large entrance porch with small pane glazed front door and timber effect flooring

Good sized entrance hall with attractive parquet flooring and open tread staircase to the first floor

Double aspect sitting/dining room with feature wall mounted LPG gas contemporary fire

Separate dining room with lovely outlook over the gardens and farmland beyond

Superb large UPVC double glazed conservatory with low level cavity brick walls, a pitched polycarbonate roof, twin casement doors onto the patio with a fantastic outlook over the gardens and fields beyond

Kitchen fitted with a range of cream wall and base units with oak worktops, butler sink, mixer tap and drinking water tap over, space for American style larder fridge, and space for Range style cooker, Rangemaster extractor over, attractive tiled flooring and lovely outlook over the gardens

Useful large separate utility room with oak worktop and inset sink unit with mixer tap over, along with spaces for washing machine and tumble dryer, boiler, tiled flooring, a double aspect, attractive timber clad ceiling with recess ceiling spotlights and a UPVC double glazed door to outside

Ground floor bedroom five/home office with trap to roof space and built in storage

Ground floor cloakroom fitted with a white suite

Spacious first floor landing with trap to the roof space, airing cupboard and ample room for study area or conversion into second bathroom, if required

Four first floor double bedrooms, one with built in wardrobes

Fully tiled family bathroom fitted with a white suite comprising a corner bath with a mixer tap and independent Mira shower over, and folding shower screen, wash basin with storage beneath, WC, ladder style heated towel rail and recess ceiling spotlights.





Gardens & Grounds

The property sits on a fantastic private plot of approximately 0.217 acres with the front garden accessed via a timber five bar gate with tarmac driveway providing good off-road parking, mature hedging divides from the lane, with the remainder laid mainly to well kept lawn, an attractive Oak framed carport with a pitched roof providing covered parking for one vehicle, a single garage with twin opening doors and a further store with twin opening doors.

Adjoining the rear of the property is a good sized area of textured paved patio with steps down to a large area of lawn, timber pergola, mature beds and borders all enjoying a sunny south facing aspect with a good degree of privacy and a stunning outlook over the adjoining fields with woodland beyond.

Oil-fired Grant boiler, electric, private drainage and water

Boiler installed approximately three years ago

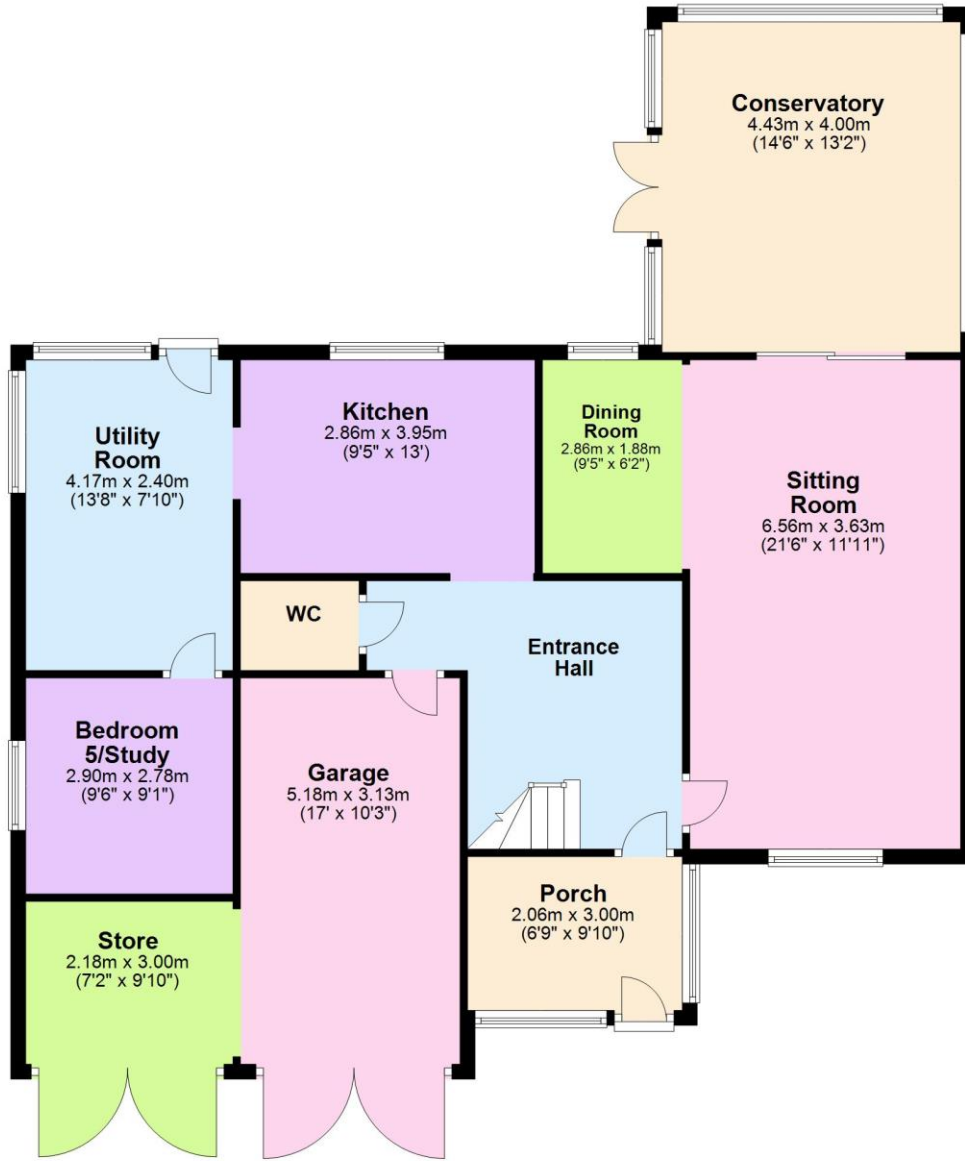
1,000 litre oil storage tank

Services

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

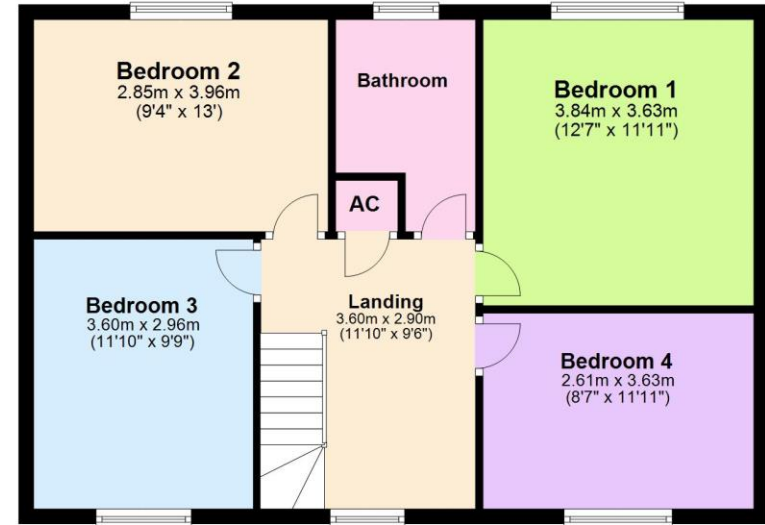
Ground Floor

Approx. 123.8 sq. metres (1332.2 sq. feet)



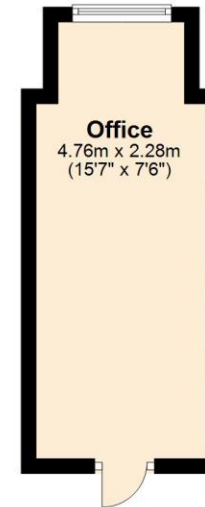
First Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Garden Office

Approx. 12.7 sq. metres (136.8 sq. feet)



Total area: approx. 199.8 sq. metres (2151.1 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.

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 right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road and continue across at the next roundabout. Take the first turning left into Lower Ashley Road, take the second right into Hare Lane where the property will be found on the right hand side.





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