



*16 Oakwood Avenue, New Milton, BH25 5DY*

*£629,950*

**Mitchells**

1963 — TODAY



*16 Oakwood Avenue  
New Milton  
Hampshire  
BH25 5DY*

A highly deceptive six bedroom chalet style house that is ideally situated only a short walk from New Milton town centre and the mainline station. The property offers spacious and versatile accommodation with features including three generous reception rooms, ground floor master bedroom with ensuite, double carport and a large and secluded garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Ground Floor Bedroom
- Ensuite Bathroom
- Utility
- Ground Floor Cloakroom
- Five First Floor Bedrooms
- Family Bathroom
- Private & Secluded Garden
- Double Carport
- Driveway



## The Property

The entrance hall leads through to an attractive split level main hallway, walk in storage cupboard, stairs to the first floor landing and an archway leading through to the sitting room.

The sitting room is a particular feature of this property having an attractive double aspect, a feature fireplace with inset wood burning stove, TV aerial point and an attractive bay window to the front.

An archway leads through to the dining room with carpeted flooring, an attractive bay window, double casement doors onto the patio and rear garden and access through to the kitchen.

The kitchen is fitted with a range of solid wood wall and base units with a contrasting worktop, a walk in larder style cupboard, space and plumbing for a gas cooker, stainless steel one and a half bowl sink with a mixer tap over, a breakfast bar and has an attractive outlook over the rear garden.

Family room with a feature fireplace with a built in wood burning stove, a double radiator, TV aerial point and double casement doors onto the patio and rear garden.

The utility room has a wash hand basin, electrical consumer unit, a wall mounted Worcester gas fired boiler and a cloakroom comprising of a WC, corner wash basin, a radiator and extractor fan.

The master bedroom is situated on the ground floor and benefits from a large range of built in wardrobes, ample space for a king sized bed and enjoys its own ensuite shower room.

The ensuite comprises of a corner shower cubicle, WC, wash hand basin, radiator and towel rail.

On the first floor landing there is an airing cupboard containing a hot water cylinder, shelving and hatch to the roof space.

There are five double bedrooms, four of which benefit from built in wardrobes.

The family bathroom comprises of a panelled bath with Mira shower attachments and a glass shower screen, a wash basin, a WC, a towel rail, Velux window and an extractor fan.





## *Gardens & Grounds*

To the front of the property there is a large driveway with access through five bar gate, a double carport and additional parking for approximately three to four vehicles.

To the rear of the property is a small area of patio and a garden shed with the rest of the garden laid to lawn with an attractive stream running through the centre and wildlife garden to the rear.

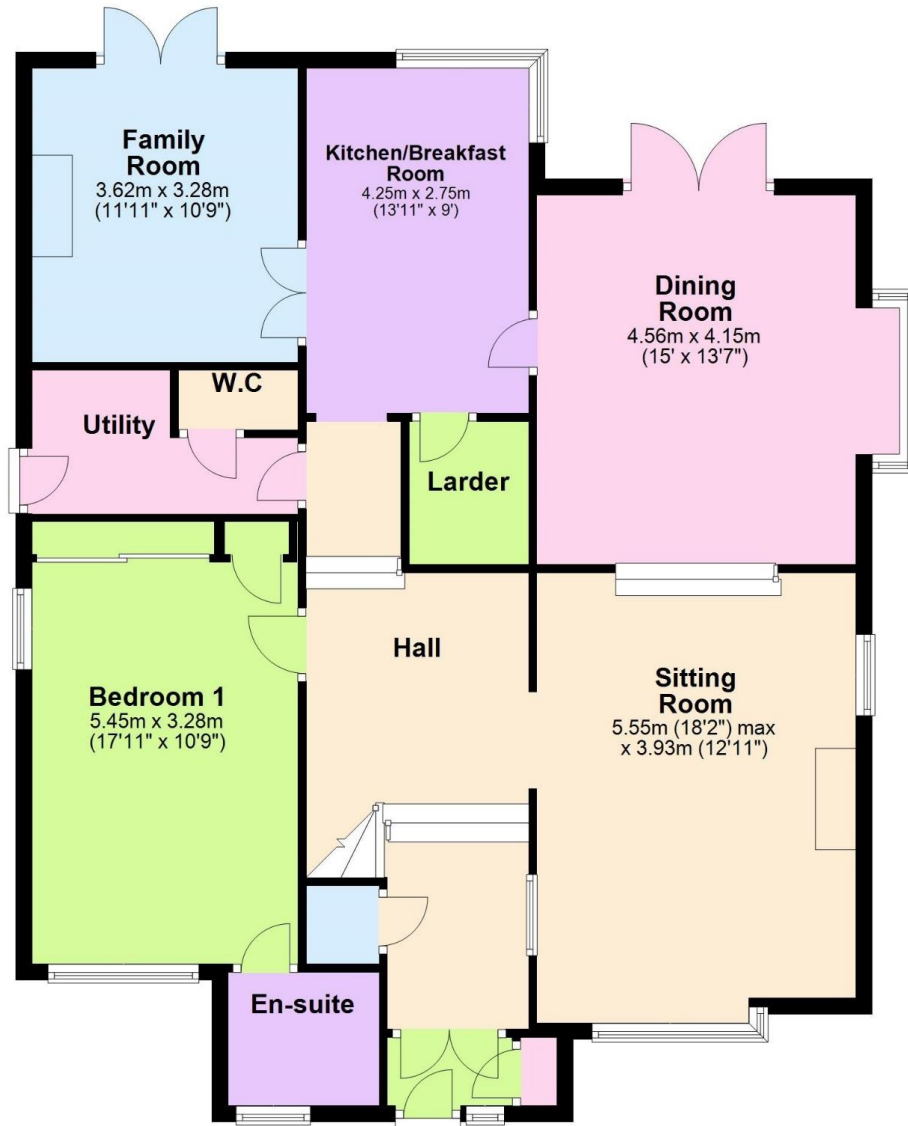


## *Services*

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

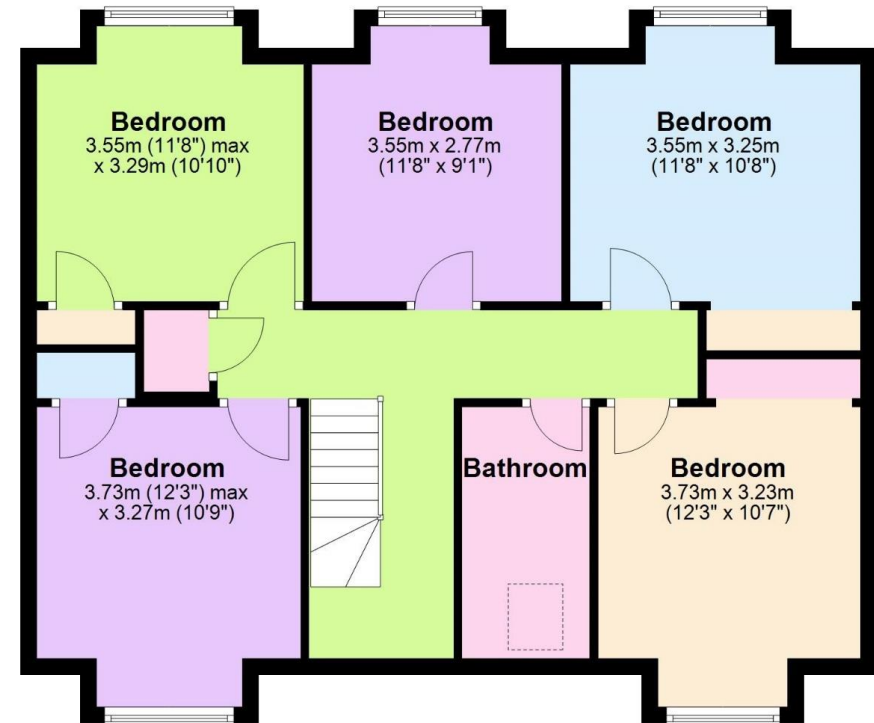
## Ground Floor

Approx. 115.6 sq. metres (1244.8 sq. feet)



## First Floor

Approx. 78.7 sq. metres (846.9 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.

16 Oakwood Avenue, 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 up Station Road. After crossing the railway bridge take the first right into Manor Road, second left into Oakwood Avenue where the property will be found after a short distance on the right hand side.





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