



*5 Badgers Copse, New Milton, BH25 5PE*

*£695,000*

**Mitchells**  
1963 — TODAY







*5 Badgers Copse  
New Milton  
Hampshire  
BH25 5PE*

One of the popular and well positioned four bedroom detached family homes built by Prowting and set on a good sized and mature plot with a lovely wooded backdrop. Other features of this fantastic family home include three reception rooms, two bathrooms, a good sized kitchen/breakfast room and a large conservatory. The property is vacant and available for immediate occupation with no forward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Conservatory
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Bathroom
- Garage
- Off Road Parking
- Private Gardens
- Summerhouse





## The Property

Entrance hall with tile effect flooring, an attractive timber staircase to the first floor and an understairs storage cupboard.

A lovely double aspect sitting room with a feature brick fireplace with a tiled mantle and hearth and an inset living flame effect gas fire, double glazed sliding doors onto the patio and a lovely outlook over the rear garden.

Good sized separate dining room with a lovely outlook over the garden.

Conservatory with low level cavity brick walls, UPVC double glazed windows and a pitched polycarbonate roof along with tiled flooring and casement doors onto the rear garden.

Family room with an outlook to the front, a wall mounted gas fired boiler and an ideal space for home office, playroom, etc.

Kitchen/breakfast room fitted with a range of timber effect wall and base units with a contrasting worktop and an inset one and a half bowl sink unit with a mixer tap over, integrated double electric oven, five burner gas hob and extractor, tall fridge, separate freezer and dishwasher, solid oak doors and a free standing/movable breakfast bar with seating for four.

Ground floor cloakroom with a hand basin and a WC.

Galleried landing with a trap to the roof space and airing cupboard.

Four bedrooms, three of which have built in wardrobes and with the master bedroom benefitting from a fully tiled en-suite bathroom comprising a panel bath with a mixer tap and shower attachment over, wash basin with storage beneath, WC and bidet.

Family shower room fitted with a modern white suite comprising fully tiled walls, a large walk in shower cubicle with a thermostatic controlled shower and glass shower screen, wash basin with storage beneath, WC, recessed ceiling spotlights, an extractor fan and a chrome ladder style heated towel rail.







## *Gardens & Grounds*

To the front garden is a good sized driveway offering parking for at least three vehicles and leads to the detached garage with an up and over door, power, light and a pitched roof.

The rear garden is a particular feature of the property having a good sized area of textured paved patio, with the remainder laid to well-kept lawn, raised rockeries, colourful flower and shrub borders, a superb modern timber garden chalet ideal as a home office, if required, two timber garden sheds, a private aspect and a lovely wooded backdrop.

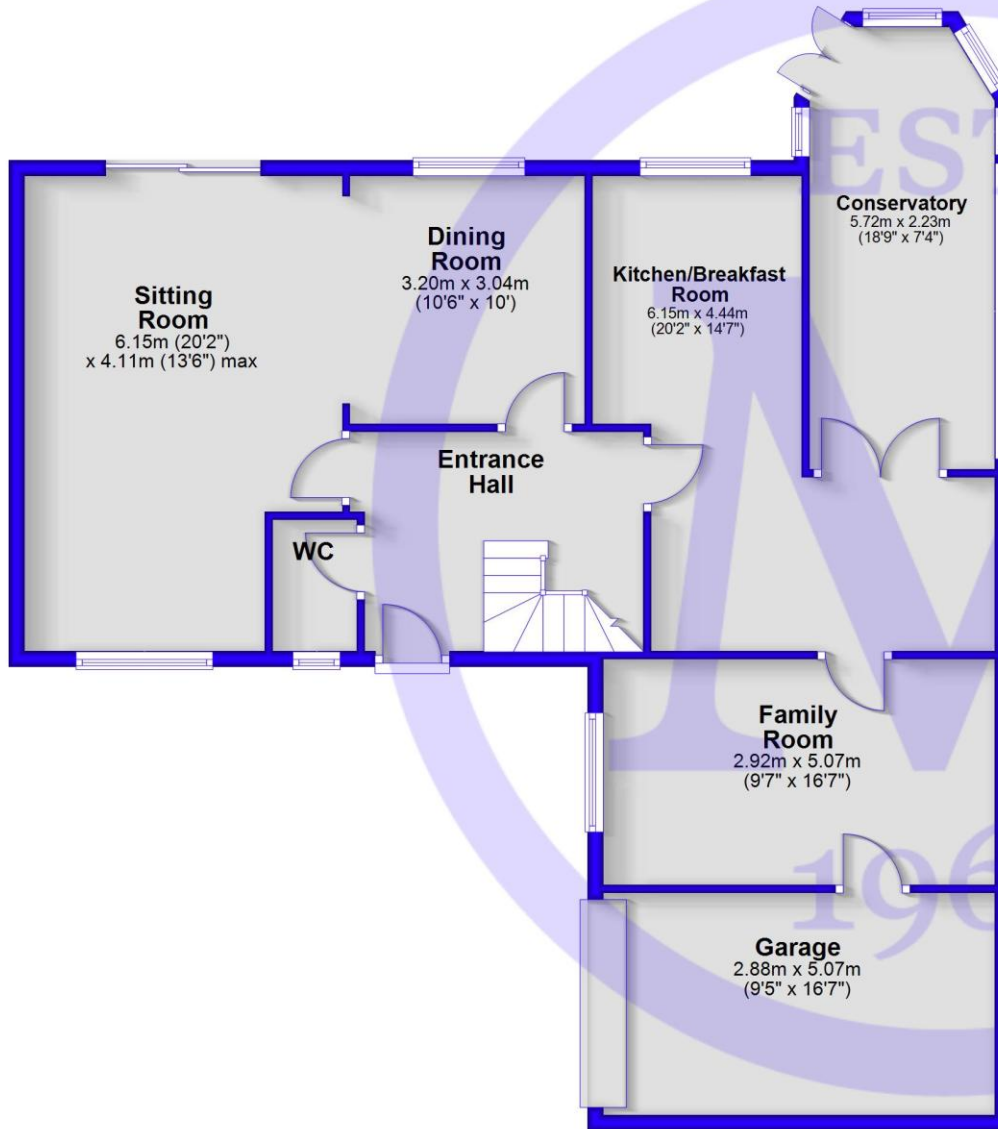


## *Services*

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

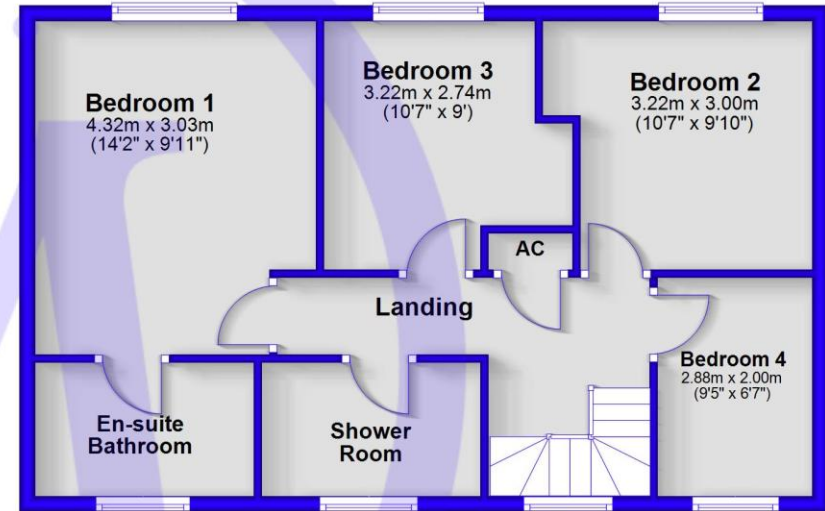
## Ground Floor

Approx. 111.6 sq. metres (1200.9 sq. feet)



## First Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



Total area: approx. 173.4 sq. metres (1867.0 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 turn left at the traffic lights and proceed over the railway bridge. Take the fifth turning right into Hollands Wood Drive and the fifth left into Badgers Copse where the property will be found on the left hand side.







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