



16 Deerleap Way, New Milton, BH25 5EU

£529,950

Mitchells

1963 — TODAY



*16 Deerleap Way
New Milton
Hampshire
BH25 5EU*

A superior three / four bedroom chalet style home, situated in a quiet cul de sac, under a mile from New Milton railway station and town centre. The property has been significantly upgraded to the highest standard and boasts a number of highly appealing features; including a luxurious kitchen diner, two bathrooms and a cloakroom, a generous lounge with log burner and a professionally landscaped rear garden. An internal inspection is highly recommended to appreciate this fabulous home.

- Kitchen/Dining Room
- Entrance Hall
- Lounge
- Downstairs Cloakroom
- Bedroom Four/Study
- Utility Room
- Store Room
- Landing
- Three Double Bedrooms
- Bathroom
- En-Suite Bathroom
- Lawned Front Garden
- Landscaped Rear Garden
- Driveway



The Property

Generous entrance hall with bedroom/study to the front, understairs storage cupboard, downstairs cloakroom and an abundance of light from the large window on the landing.

The lounge is located to the front of the home, with a sunny westerly aspect and comes with oak effect flooring and a stunning bespoke slate wall, slate hearth and multi-fuel burner. With the Georgian glazed windows to the front and the glazed French double doors to the rear, the lounge combines a light and airy feel with a cosiness and luxury that only a log burner affords.

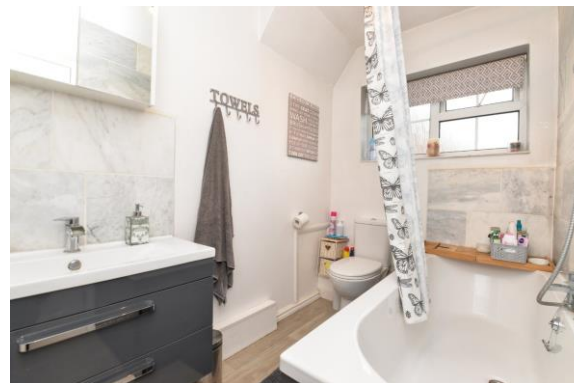
The kitchen/diner is a superb living space, comprising of shaker style floor and wall cabinets, integrated Bosch full height fridge freezer, integrated Neff full size dishwasher, integrated Worcester boiler, stainless steel undermounted one and a half bowl sink, Rangemaster by negotiation, under cabinet lighting and Canyon Mist granite worktops, splash backs and window sill. There is a Georgian glazed window and matching sliding patio door to the garden.

The first floor landing has a large southerly facing window and access to the roof space.

Three double bedrooms, bedroom one is located at the rear of the home with two sets of built-in wardrobes and corner shelving unit and a sunny easterly view of the rear garden.

The main bathroom comes with a WC and basin with integrated wall hung vanity unit and waterfall style mixer tap. It also boasts of a double ended bath - perfect for those long relaxing evening soaks, a shower with circular curtain and matching waterfall mixer tap. Half tiled with Carrara Marble ceramic wall tiles and an airing cupboard incorporating a hot water cylinder.

The ensuite is tastefully designed with a corner shower enclosure and tray, a mains fed Mira Atom thermostatic mixer shower coming with deluge head and separate hand shower, detailed with wood grain shower panels, matching cupboard and vanity / WC unit. The unit comprises of a built-in soft close seat WC, a vessel basin and pillar tap, sat on a bespoke Corian vanity deck with matching splash back and window sill, chrome ladder heated towel rail and window.





Gardens & Grounds

The front of the home is screened with a row of Grisnier hedging and an area of lawn. There is a recently built shaped block paving and tarmac driveway, affording off road parking for three vehicles.

The garage has been converted into two separate areas. To the rear there is a hugely useful utility room with plumbing and electrics for a washing machine, tumble dryer, freezer, elevated shower tray and mixer shower (purpose built dog shower) sink unit, shelving and lighting. To the front is a storage space with hot and cold water taps, electricity and lighting.

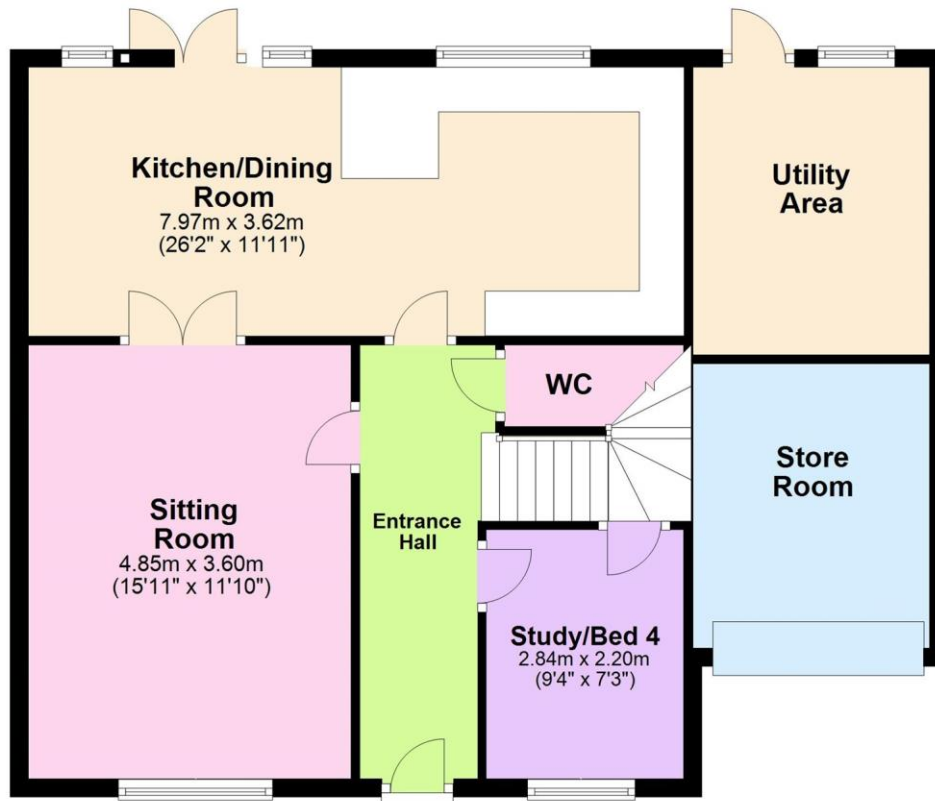
The rear garden is a stunning space – professionally landscaped to offer separate area for dining, sunbathing, relaxing and rejuvenating. There are three distinct levels, the front timber deck has a covered pergola – so the rain will not spoil your BBQ, a spacious area nearest the back door for dining and a raised deck housing the circular hot tub, by negotiation. The backdrop is a low maintenance artificial lawn, with a raised border coming with large white cobbles, mature Cherry trees, Olives, Bamboos and Camelias and all lit at night by Bluetooth controlled lighting.

Services

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

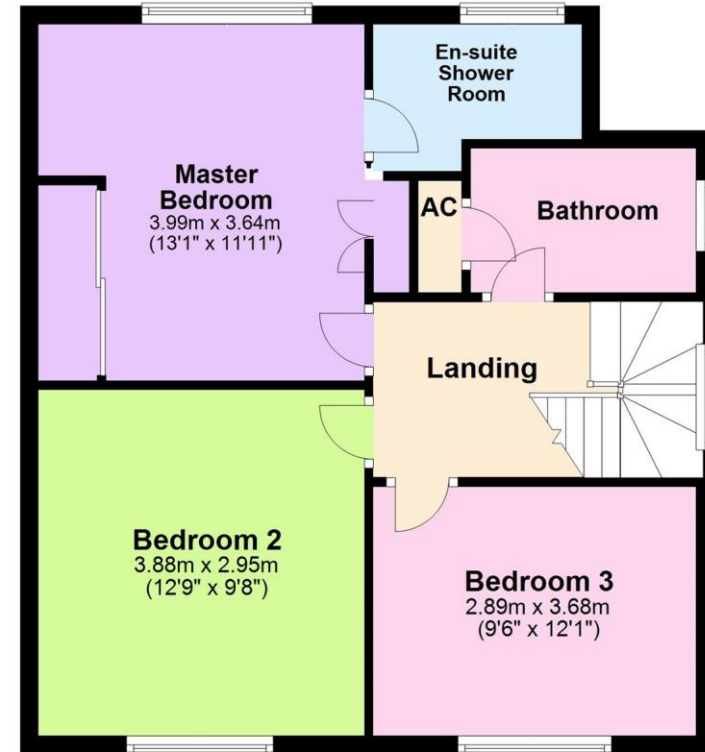
Ground Floor

Approx. 100.0 sq. metres (1076.5 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.1 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.

16 Deerleap Way, 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. After approximately three quarters of a mile turn right into Hollands Wood Drive, take the second left into Deerleap Way, first right and the property will be seen ahead of you.





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