



18 Cullwood Lane, New Milton, BH25 5QJ

£629,950

Mitchells

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*18 Cullwood Lane
New Milton
Hampshire
BH25 5QJ*

A superbly positioned four bedroom two reception room detached family house set on a small select development of just seven properties built in 2019 and occupying a fantastic position situated at the end of a private lane with a lovely wooded outlook to the front. The property has been superbly maintained throughout and other features include a fantastic kitchen/dining room, two ensuite shower rooms, a useful home office, ground floor cloakroom and a good sized garden to the rear.

- Entrance Hall
- Sitting Room
- Home Office
- Kitchen/Dining Room
- Cloakroom
- Landing
- Four Bedrooms
- Two Ensuite Shower Rooms
- Family Bathroom
- Store Room
- Off Road Parking
- Private Gardens



The Property

Entrance hall with double glazed front door, stairs to the first floor, useful understairs storage cupboard and recess ceiling spotlights.

Lovely sitting room with a feature UPVC double glazed bay window providing an attractive wooded outlook to the front along with recess ceiling spotlights.

Ground floor cloakroom fitted with a modern white suite.

Superb kitchen/dining room fitted with an extensive range of modern wall and base units with soft closing drawers and doors and a contrasting timber effect worktop with an inset one and a half bowl sink unit with mixer tap over, integrated Neff electric oven, combination oven, touch control induction hob and extractor fan, pull out larder cupboard, integrated dishwasher, pull out bin store, integrated fridge and separate freeze, attractive timber effect flooring, under cupboard lighting, recess ceiling spotlights, ample room for dining table and UPVC double glazed casement doors onto the patio and rear garden.

Home office/playroom with timber effect flooring, excellent built in storage and an outlook over the rear garden.

First floor landing with trap to the roof space.

Four first floor bedrooms, two of which benefit from luxury ensuite shower rooms fitted with modern white suites.

Family bathroom fitted with a high quality white suite comprising a panel bath with mixer tap and shower attachment over and glass shower screen, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights, extractor fan, chrome ladder style heated towel rail and underfloor heating.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden having a double width block paviour driveway which leads to the useful store room with power, light and up and over door.

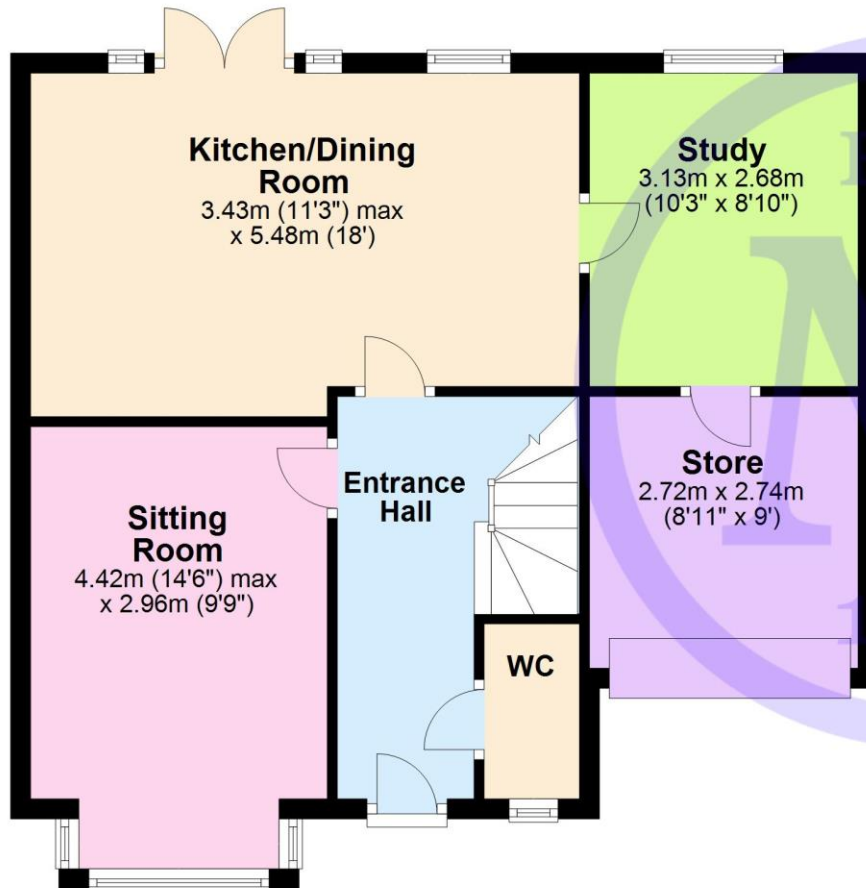
The rear garden has a good sized area of Indian sandstone patio adjoining the rear of the property with the remainder laid mainly to artificial lawn with colourful borders and close boarded panel fencing.

Services

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

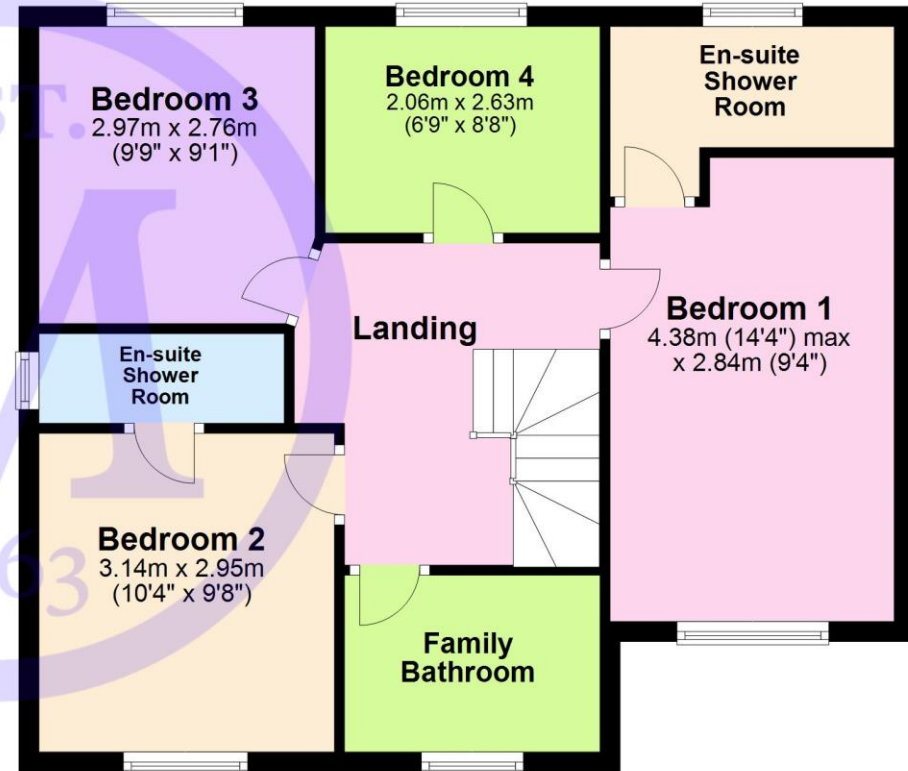
Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.6 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.

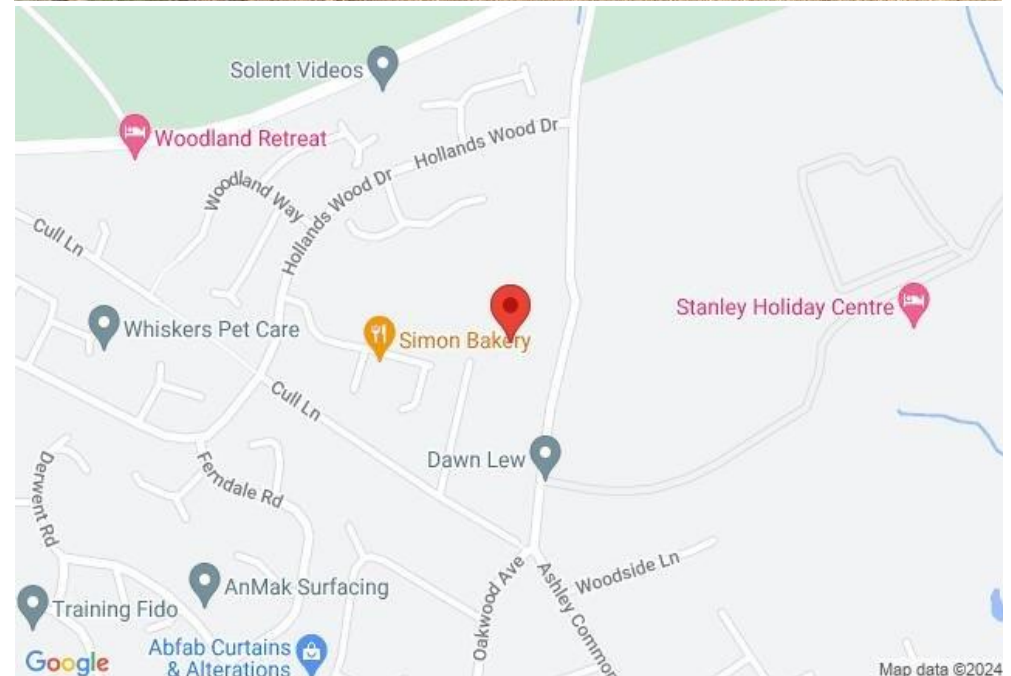
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Situation

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, fourth right into Cull Lane and left into Cullwood Lane where the property will be seen towards the end on the right hand side.





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