



44 Osborne Road, New Milton, BH25 6AD

£769,950

Mitchells

1963 — TODAY



*44 Osborne Road
New Milton
Hampshire
BH25 6AD*

A substantial and characterful four bedroom detached family house set on a lovely large mature plot and set in a convenient location within easy reach of the town centre, schools and mainline railway station. Other features of this lovely family home include a superb large kitchen/dining room, two separate reception rooms, a useful home office, excellent storage and many character features. An internal viewing is strongly recommended to fully appreciate the property.

- Entrance Hall
- Sitting Room
- Conservatory
- Snug
- Kitchen/Dining Room
- Utility Room
- Ground Floor Shower Room
- Home Office
- Landing
- Four Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Off Road Parking
- Two Large Storage Rooms
- Private & Mature Gardens



The Property

Entrance hall with stairs to the first floor and useful understairs storage cupboard.

Triple aspect sitting room with attractive exposed timber flooring, feature walk in bay window and a Clearview woodburning stove.

Conservatory with low level cavity brick walls, double glazed windows, a pitched and double glazed glass roof, tiled flooring, a lovely outlook over the rear garden and casement doors onto the patio.

Snug lounge benefitting from a double aspect and an outlook to the front.

Home office with timber effect flooring, power and light, UPVC double glazed window to the front aspect and a casement door onto the driveway.

Superb large kitchen/dining room with the kitchen area having an excellent range of built in wall and base units with attractive stone worktops and breakfast bar, under mounted one and a half bowl sink with mixer tap over, space for range style cooker and tall fridge freezer, butler sink with mixer tap over, touch control Neff hob with extractor over, integrated microwave, space for dishwasher, tiled flooring, recess ceiling spotlights, high level double glazed Velux windows providing an abundance of light, ample room for dining table, casement doors onto the patio and a lovely outlook over the rear garden.

Useful separate utility room with built in storage, timber effect worktop, sink unit with mixer tap over, wall mounted gas fired boiler, space and plumbing for washing machine and tumble dryer and tiled flooring.

Ground floor shower room fitted with a white suite comprising a corner shower cubicle, wash basin, WC, fully tiled walls, recess ceiling spotlights and a chrome ladder style heated towel rail.

First floor landing with trap to the roof space and airing cupboard.

Four bedrooms with the double aspect guest bedroom benefitting from a fully tiled ensuite comprising a large shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, ladder style heated towel rail and recess ceiling spotlights.

Fully tiled family bathroom fitted with a white suite comprising a shaped bath with mixer tap and shower attachment over and glass shower screen, wash basin with storage beneath, tiled flooring, recess ceiling spotlights, extractor fan and a chrome heated towel rail.





Gardens & Grounds

The property sits on a large mature plot with a tarmac driveway providing excellent off road parking with the remainder of the frontage laid to beds and borders.

The rear garden is deceptive in size and has a large area of textured paved patio with the remainder laid to an area of lawn with mature and well stocked beds and borders. To the rear of the garden is a large greenhouse, raised vegetable beds and a private aspect to the rear.

Accessed off of the kitchen/dining room is a useful large walk in store room.

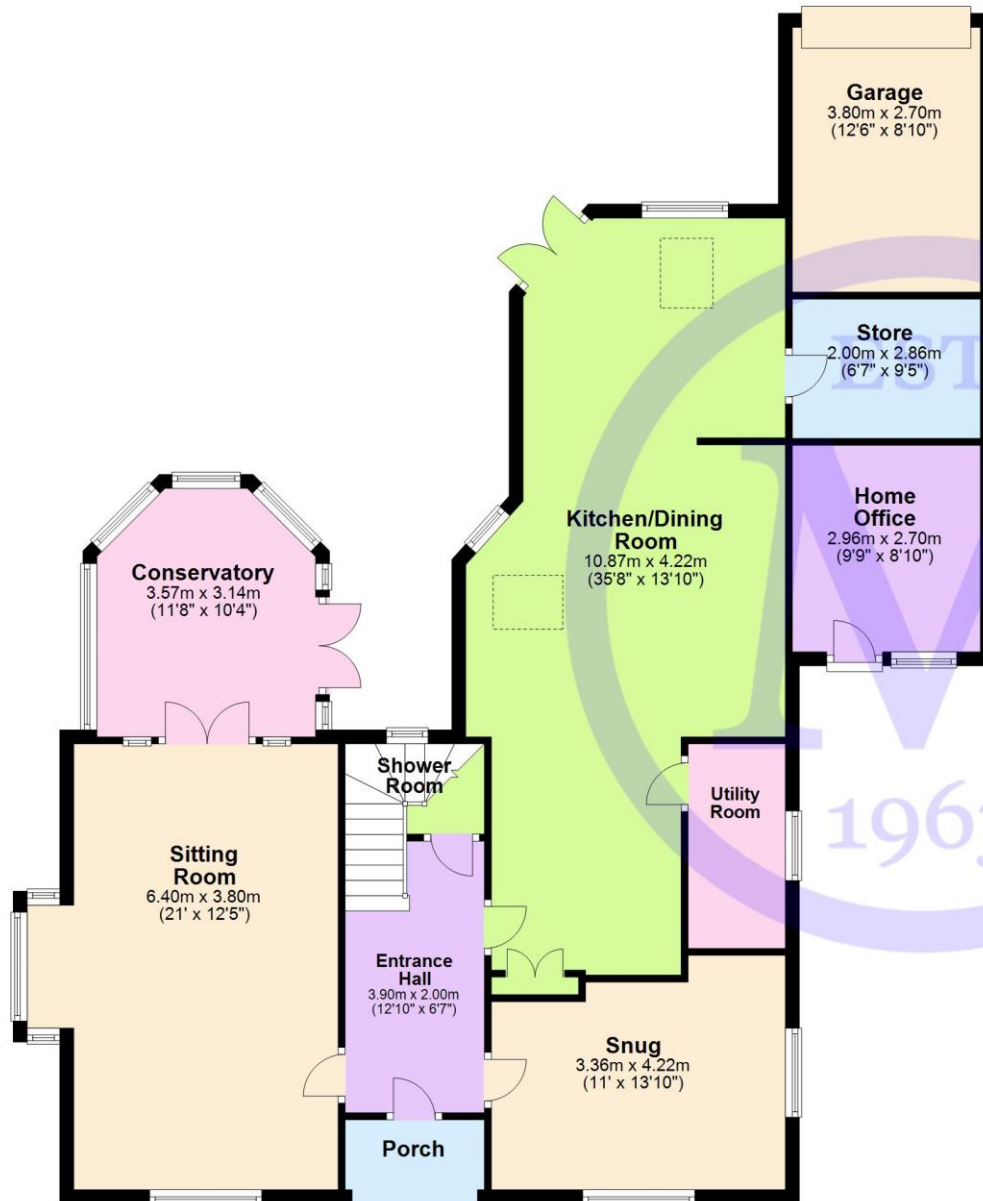
Accessed via the rear garden is a single garage with up and over roller door, a pitched roof, double glazed Velux window providing natural light and power.

Services

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

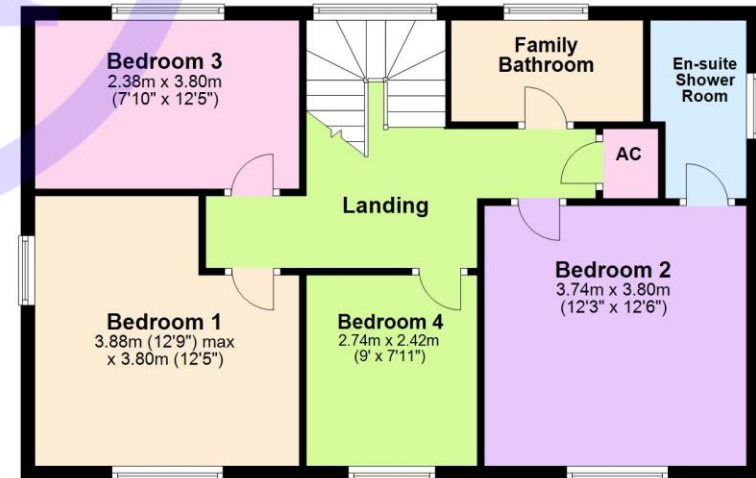
Ground Floor

Approx. 132.0 sq. metres (1420.6 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.7 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 up Station Road. Take the first turning right into Osborne Road and after a few hundred yards the property will be seen on the left hand side.





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