



*15 Ashdown Walk, New Milton, BH25 6TX*

£415,000

**Mitchells**  
1963 — TODAY



*15 Ashdown Walk  
New Milton  
Hampshire  
BH25 6TX*

One of the popular two double bedroom detached bungalows built by highly regarded local developer Lewis and occupying a fantastic and peaceful position within walking distance of New Milton town centre. The property is offered with no forward chain and other features include a private south facing rear garden, a good sized kitchen/dining room, a garage with an electrically operated roller door and good decorative order throughout.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Sun Room
- Two Double Bedrooms
- Wet Room
- Cloakroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with cloaks cupboard.

Lovely double aspect sitting room with a feature stone effect fireplace with a timber mantle, tiled hearth and an inset remote control flame effect electric fire, UPVC double glazed sliding doors onto the patio and rear garden and a lovely private south facing outlook.

Good sized kitchen/dining room with a good range of timber effect wall and base units with a contrasting worktop and an inset one and a half bowl sink unit with mixer tap over, integrated double electric oven, space for tall fridge freezer and washing machine, part tiled walls, ample room for dining table and a wide arch leads through to the small UPVC double glazed sun room with a casement doors onto the garden and an attractive private outlook.

Two double bedrooms both with built in wardrobes.

Fully tiled wet room with a level access shower area with a Mira thermostatic control shower, wash basin with storage beneath, WC and wall mounted storage.





## *Gardens & Grounds*

The property sits on a good sized and private plot with the front garden laid mainly to lawn for ease of maintenance, textured paved pathways on both sides of the property, a tarmac driveway provides off road parking for at least three vehicles and leads to the single garage which has an electrically operated up and over door, power, light and a personal door through to the rear garden.

The rear garden is a particular feature of the property facing a sunny southerly direction and enjoying a high degree of privacy and seclusion with a textured paved patio adjoining the bungalow with the remainder laid mainly to lawn with mature flower and shrub beds and borders.

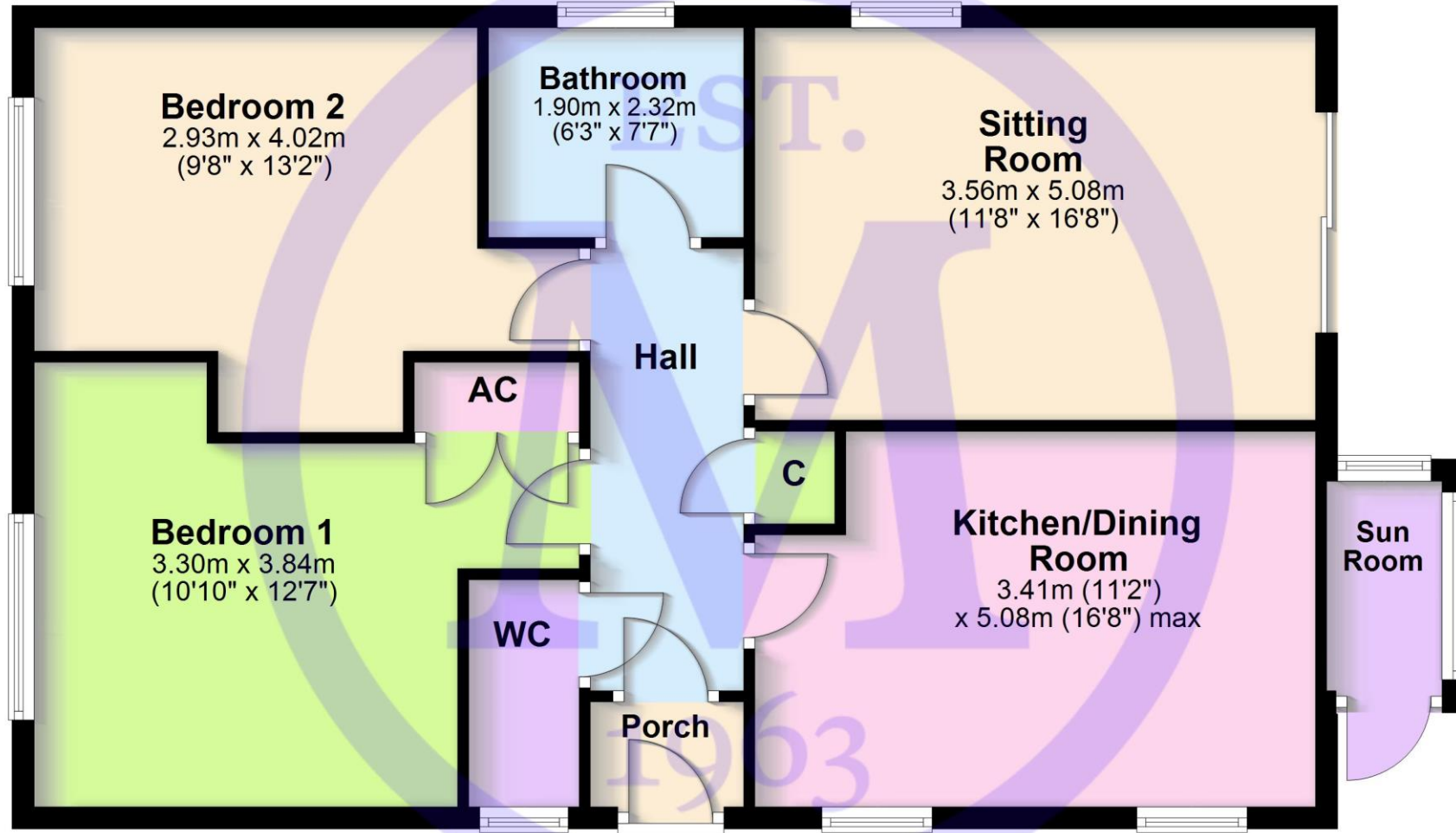
## *Services*

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



## Floor Plan

Approx. 84.3 sq. metres (907.1 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.

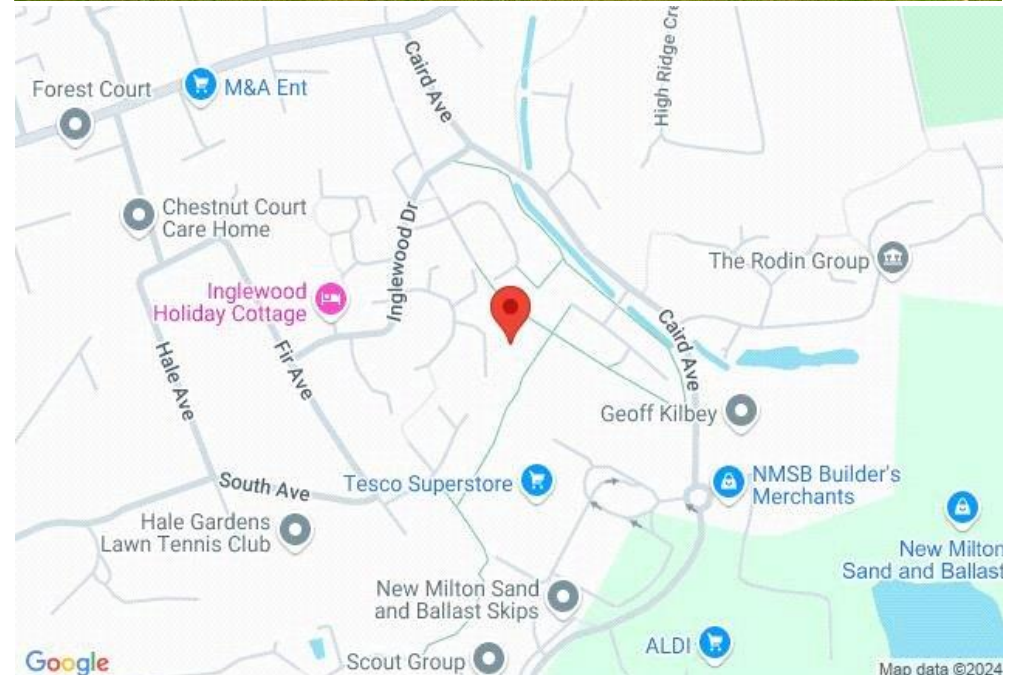
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## Situation

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 proceed straight across the traffic lights onto Ashley Road. Continue through the next set of lights. Take the second right into Copse Avenue. Bare left and immediately right into Fir Avenue and take the first turning left into Inglewood Drive. Take the first right into Ashdown walk, bare round to the right and then bear left where number 15 will be seen ahead of you.





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