



9 Gorsefield Road, New Milton, BH25 5HA

£575,000

Mitchells
1963 — TODAY



*9 Gorsefield Road
New Milton
Hampshire
BH25 5HA*

This truly stunning three bedroom chalet bungalow is situated in a quiet cul-de-sac, within walking distance of Ballard Lake and New Milton town centre. The property offers bright, modern accommodation, with features including an open plan kitchen/family room, two ground floor bedrooms, two bathrooms, and a sunny south-westerly garden.

- Entrance Porch
- Entrance Hall
- Kitchen/Family Room
- Sitting/Dining Room
- Three Bedrooms
- Utility Room
- Ground Floor Bathroom
- First Floor Landing
- First Floor Double Bedroom
- Study/Games Room
- Shower Room
- Driveway
- Store
- Sunny South-West Facing Garden



The Property

Entrance porch with two UPVC windows, a radiator, coat hooks, and timber effect flooring that runs through the majority of the ground floor accommodation.

Entrance hall with stairs leading to the first floor landing, and a useful understairs storage cupboard.

The kitchen/family room is particularly spacious, with two sets of double casement doors opening onto the patio and rear garden, a wall mounted TV aerial point, and ample space for furniture. It opens through to the kitchen area, which has a breakfast bar, a stainless steel sink with mixer tap and drainer, a quartz effect worktop, and modern grey wall and base units. Integrated appliances include a five burner gas hob with extractor fan, a glass splashback, an eye level double oven, a tall fridge/freezer, and a dishwasher. A UPVC window provides an outlook over the rear garden.

A door leads into the utility room, fitted with matching units and worktops, a stainless steel sink with mixer tap and drainer, and space with plumbing for an additional tall fridge/freezer, a washing machine, and a tumble dryer. A cupboard houses the modern Glow Worm boiler.

The master bedroom, located on the ground floor, is a generously sized double with ample space for furniture, a front aspect, and plantation shutters.

Bedroom three is currently used as a snug, with a UPVC window overlooking the front, built-in plantation shutters, a TV aerial point, and enough space for a single bed or bed settee.

The family bathroom is beautifully fitted with a suite comprising a wash hand basin with mixer tap and storage beneath, a WC with hidden cistern, a panelled bath with mixer tap and independent thermostatic shower attachments, a glass shower screen, tiled flooring, fully tiled walls, and a chrome heated towel rail.

The first floor landing benefits from a Velux window, allowing plenty of natural light.

Bedroom two, also on the first floor, is a good sized double with a Velux window fitted with a built-in blind, a UPVC window with plantation shutters, and ample space for a double bed and additional furniture.

The home office/playroom features a Velux window, a folding door, and carpeted flooring.

The first floor shower room has been finished to an extremely high standard, with tiled flooring, fully tiled walls, and a suite comprising a WC, a wall hung wash hand basin with mixer tap and storage beneath, a corner shower cubicle with sliding glass doors and thermostatic shower attachments, a UPVC window, and an extractor fan.





Gardens & Grounds

To the front of the property is a shingle driveway providing off road parking for approximately three vehicles and giving access to the store, which features an electric roller door, power, and lighting.

The rear garden is a particular feature of the property, situated on an extremely wide plot with a raised patio area, a bright, sunny south-westerly aspect, and a large storage shed. The remainder of the garden is laid to lawn, enclosed by high level fencing and planting, making it very private and secluded.

A viewing of this property is highly recommended.

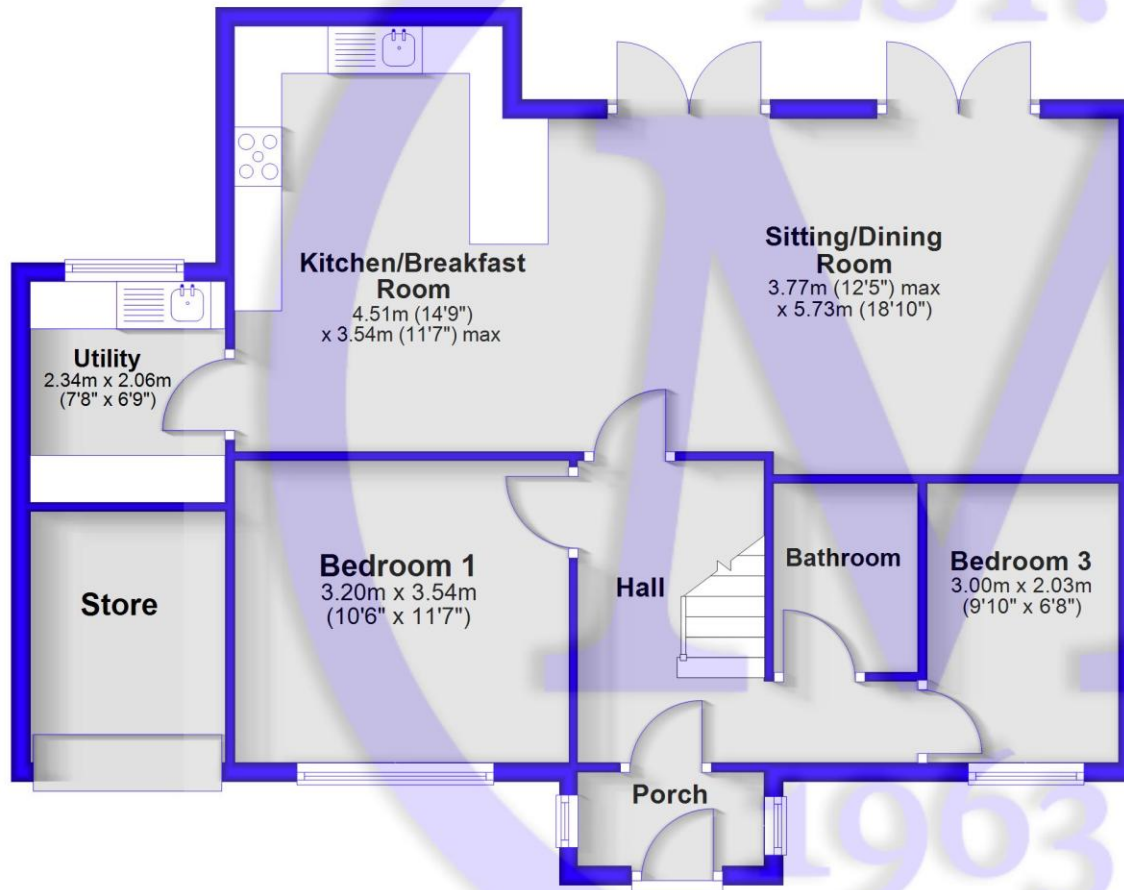
Services

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



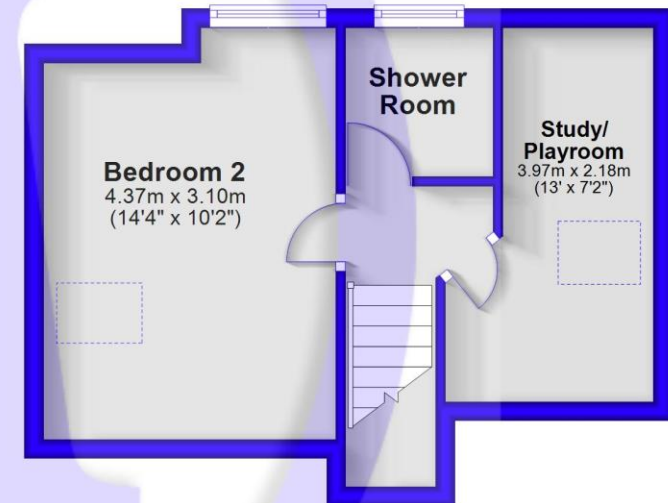
Ground Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



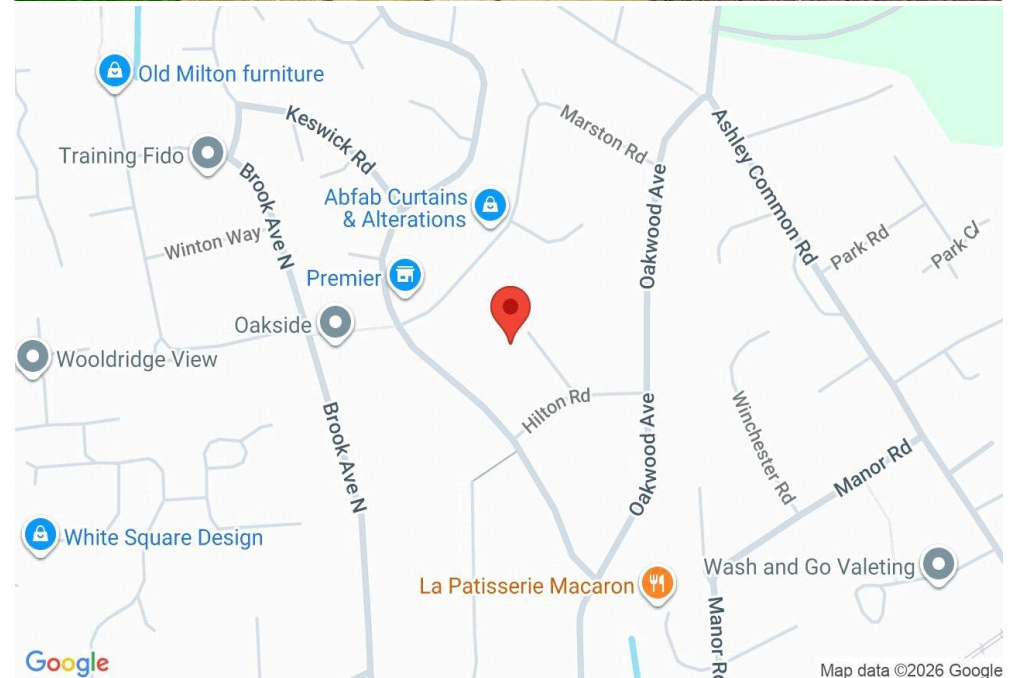
Total area: approx. 105.9 sq. metres (1139.5 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, turn left at the traffic lights and proceed over the railway bridge. Take the first turning on the right into Manor Road, then the second turning on the left into Oakwood Avenue. Take the second left into Hilton Road, followed by the next right into Gorsefield Road, where the property will be found on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

