



19 Litchford Road, New Milton, BH25 5BQ

£650,000

Mitchells
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*19 Litchford Road
New Milton
Hampshire
BH25 5BQ*

A deceptive four double bedroom detached single storey residence situated in a peaceful and convenient location within easy reach of New Milton town centre and the local schools. The property has been thoughtfully extended and modernised in recent years and features now include a superb large kitchen/dining room, an ensuite shower room to the master bedroom, well landscaped gardens enjoying a sunny south westerly aspect, a good sized sitting room and an internal viewing is strongly recommended to fully appreciate the size on offer.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Four Double Bedrooms
- Family Bathroom
- Ensuite Shower
- Detached Garage
- Off Road Parking
- Landscaped Gardens



The Property

Entrance porch with a double aspect, UPVC double glazed front door, recess ceiling spotlights and attractive timber effect flooring.

Spacious hall with trap to the roof space, recess ceiling spotlights and utility cupboard with space for washing machine and tumble dryer.

Good sized sitting room with recess ceiling spotlights, double doors to the kitchen/dining room, bifold doors onto the rear patio and a lovely south-westerly outlook over the rear garden.

Superb kitchen/dining room fitted with an excellent range of modern wall and base units with soft closing drawers and doors and a marble effect worktop with an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, fridge, separate freezer, dishwasher, Neff five burner gas hob with extractor over, island unit/breakfast bar, attractive timber effect flooring, roof lantern providing an abundance of light, ample room for dining table, contemporary radiator and double glazed sliding doors onto the patio and rear garden.

Four double bedrooms with the master bedroom having a built in wardrobe and a fully tiled ensuite shower room fitted with a modern white suite.

Fully tiled family bathroom fitted with a modern white suite comprising a panel bath with mixer tap over, separate shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a good sized landscaped plot with high level mature hedging providing privacy from the road, a large tarmac shingle driveway provides excellent off road parking with space for caravan or boat, if required.

Adjoining the rear of the property is a good sized area of Indian sandstone patio leading to a predominantly lawned rear garden, all facing a sunny south-westerly direction.

Partly completed garden building, ideal for completion and use of home workshops, home office, etc.

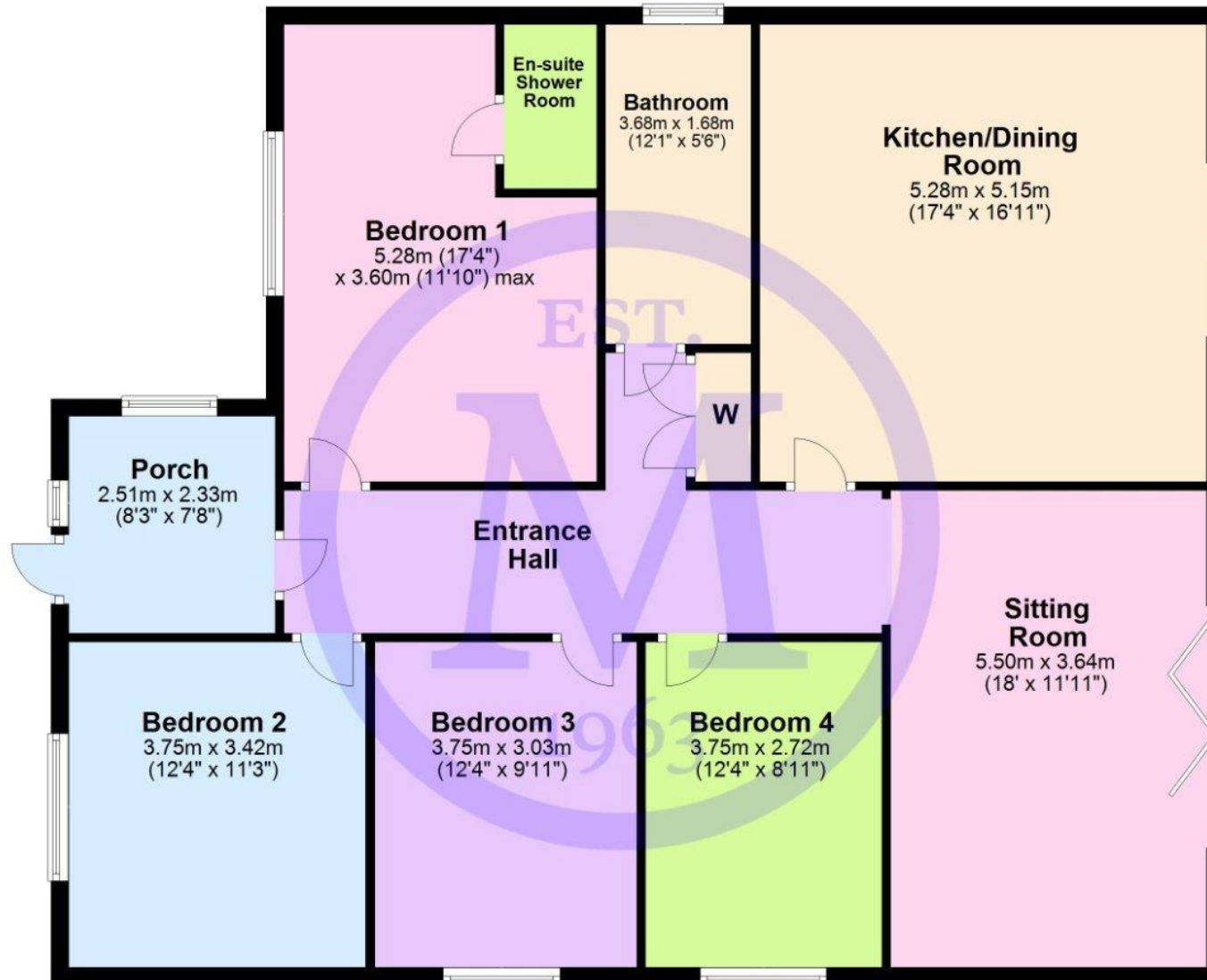


Services

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

Floor Plan

Approx. 131.2 sq. metres (1412.7 sq. feet)



Total area: approx. 131.2 sq. metres (1412.7 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.

19 Litchford Road, Ashley, 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 proceed across the traffic lights into Ashley Road. Continue through the next set of lights and upon reaching the top of the hill turn left into Litchford Road where the property will be found on the left hand side.





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