



*1 Middleton Mews, New Milton, BH25 7HU*

£529,950

**Mitchells**  
1963 — TODAY



*1 Middleton Mews  
New Milton  
Hampshire  
BH25 7HU*

This attractive three bedroom cottage style house is situated in this attractive development within walking distance of both New Milton town centre and Barton On Sea clifftop and beach. The property offers generous accommodation with features including a ground floor bedroom, two first floor bedrooms with ensuites, two spacious reception rooms, an integral garage and a private and secluded garden.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Conservatory
- Ground Floor Bedroom
- Ground Floor Bathroom
- First Floor Landing
- Two First Floor Double Bedrooms
- Two Ensuites
- First Floor Study
- Integral Garage
- Parking
- Private & Secluded Garden



## The Property

Entrance hall with stairs to first floor landing, useful understairs storage cupboard and airing cupboard housing the Mega flow pressurised hot water cylinder.

The kitchen/breakfast room is a fantastic size with a great range of timber effect wall and base units with a contrasting stone effect worktop, integrated appliances include a four burner gas hob with extractor fan over, eye level double oven, stainless sink one and a half bowl sink with mixer tap over, cupboard housing the modern Valiant boiler and space and plumbing for a dishwasher, washing machine and tall stand up fridge freezer.

The conservatory is constructed of a dwarf cavity brick wall, UPVC double glazed windows, a polycarbonate roof and double casement doors lead out to the garden.

The sitting room is situated at the rear of the property and enjoys views over the rear garden with a feature fireplace with a timber surround and inset living flame gas fire.

The separate dining room has a bright westerly aspect with a range of built in shelving.

Family bathroom with tiled effect flooring, part tiled walls and suite comprising a panel bath with mixer tap over and hand held shower attachment, WC with hidden cistern, wash hand basin with storage beneath and shaver point.

The ground floor bedroom/home office has a UPVC window, recess ceiling spotlights and smooth textured ceilings.

On the first floor landing is a hatch to roof space and a Velux window.

The master bedroom is a fantastic size with a great range of built in wardrobes with an attractive bay window to the front, ample space for king sized bed and benefits from an ensuite shower room.

The ensuite comprises of a panel bath with mixer tap over and hand held shower attachment, separate independent shower, WC with hidden cistern, wash hand basin with storage beneath, UPVC window and shaver point.

Bedroom two is also a lovely double bedroom with two Velux windows, a range of mirror fronted wardrobes and an ensuite shower room.

The ensuite comprises of a WC, pedestal wash hand basin with tiled splash back, walk in shower with sliding glass shower doors and thermostatic shower attachment, Velux window and extractor fan.

First floor study/storage room has carpeted flooring and access to the eaves storage.





## *Gardens & Grounds*

The integral garage has an electric up and over door, houses the electrical consumer unit and has power and lighting.

To the rear of the property is a private and secluded garden with high level fencing and shrubbery, storage shed, hard landscaping with patio and shingle making the garden extremely low maintenance with mature and colourful planting.

The property is offered with vacant possession and a viewing is highly recommended.

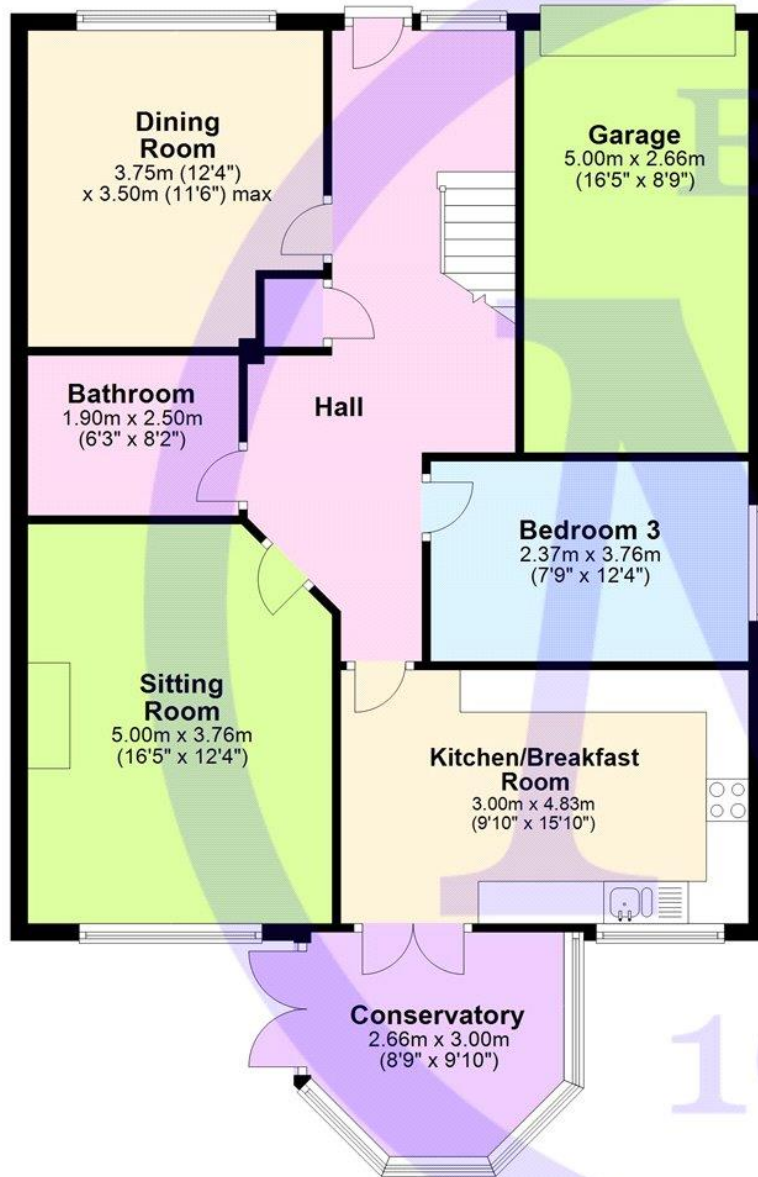
## *Services*

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



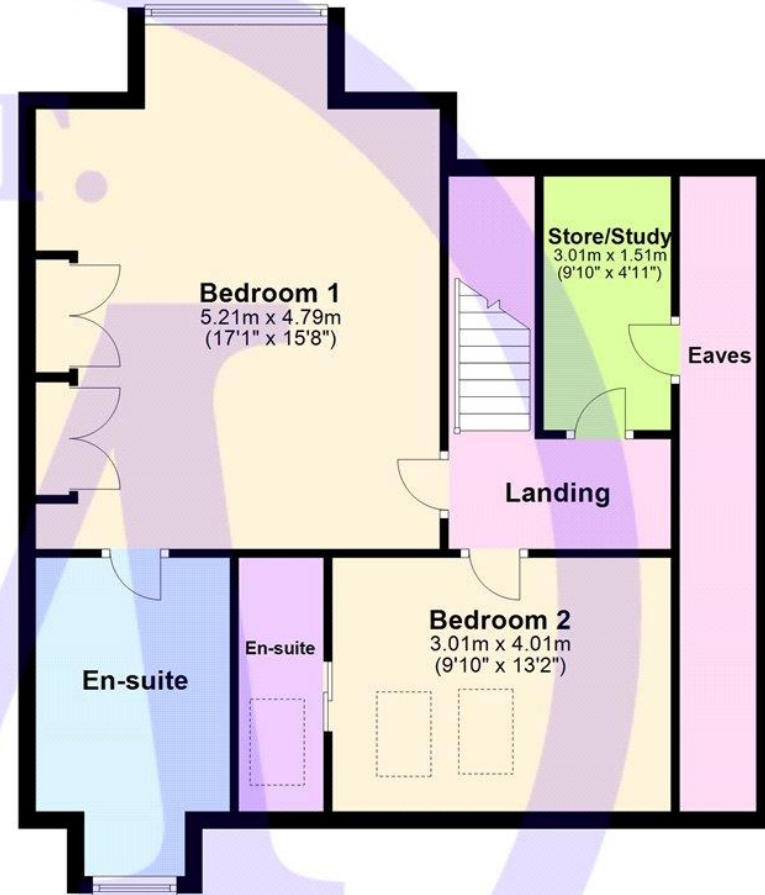
### Ground Floor

Approx. 97.7 sq. metres (1051.2 sq. feet)



### First Floor

Approx. 69.2 sq. metres (744.7 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.

**1 Middleton Mews, Barton On Sea**

## 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 along Old Milton Road, upon reaching the T junction turn right onto Christchurch. Take the first left into Southern Lane and Chaucombe Place will be seen immediately on the left-hand side. Continue through into Middleton Mews where the property will be seen ahead of you.





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