



4 Kings Road, New Milton, BH25 5AY

£699,950

Mitchells
1963 — TODAY



*4 Kings Road
New Milton
Hampshire
BH25 5AY*

This attractive character house is situated a short walk of the local schools and shops and offers bright and versatile accommodation with features including three spacious reception rooms, three double bedrooms, a study, a private and secluded garden and off road parking.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Conservatory
- Dining Room
- Kitchen
- Study
- Utility Room
- Ground Floor Cloakroom
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- Driveway
- Landscaped Garden
- Mobile Home



The Property

Entrance porch with tiled flooring, single radiator and UPVC window.

The entrance hall has original Parquet flooring which runs through to the dining room, stairs to first floor landing and understairs storage cupboard.

The sitting room is an attractive room with a UPVC window to the front, an attractive fireplace with surround and inset Clearview woodburning stove, TV aerial point and bifold doors lead through to the conservatory.

The conservatory is an extremely spacious room constructed of dwarf cavity brick walls, UPVC double glazed windows, polycarbonate roof with built in blinds, heating and double casement doors leading out to the patio and rear garden.

The kitchen is fitted with a fantastic range of shaker style wall and base units with a contrasting timber effect worktop, tiled splashback, stainless steel one and a half bowl sink with mixer tap over, five burner gas hob with stainless steel splashback and extractor fan over, undercounter Neff double oven and an American style fridge freezer.

This opens through to the dining room with a continuation of the kitchen units, fireplace with electric effect stove, a bright double aspect and sliding patio doors onto the patio and rear garden.

Ground floor study with tiled flooring, stable style door leading out to the driveway and garden, UPVC window and access through to the utility.

Utility area with space and plumbing for a washing machine and tumble dryer and an archway leads through to the cloakroom with a WC and pedestal wash hand basin.

On the first floor landing is a UPVC window, a hatch to roof space and airing cupboard.

On the first floor are three spacious double bedrooms benefitting from built in wardrobes with bedrooms one and two enjoying a bright double aspect and views over the rear garden.

Bedroom four is a single bedroom or a home office.





Gardens & Grounds

To the front of the property is an attractive landscaped garden mainly laid to shingle with raised beds, mature shrubs and planting, an attractive picket fence to the front and a tarmac driveway offering off road parking, currently with a mobile home.

The mobile home measures 34 x 12 with an open planned kitchen/dining/living area, two bedrooms, a family bathroom and a separate cloakroom.

To the rear of the property is a private and secluded garden which has been beautifully landscaped with high level fencing making it extremely private and secluded, two generous patio areas with a summerhouse and a hot tub and the rest of the garden is laid to lawn with mature and colourful borders.

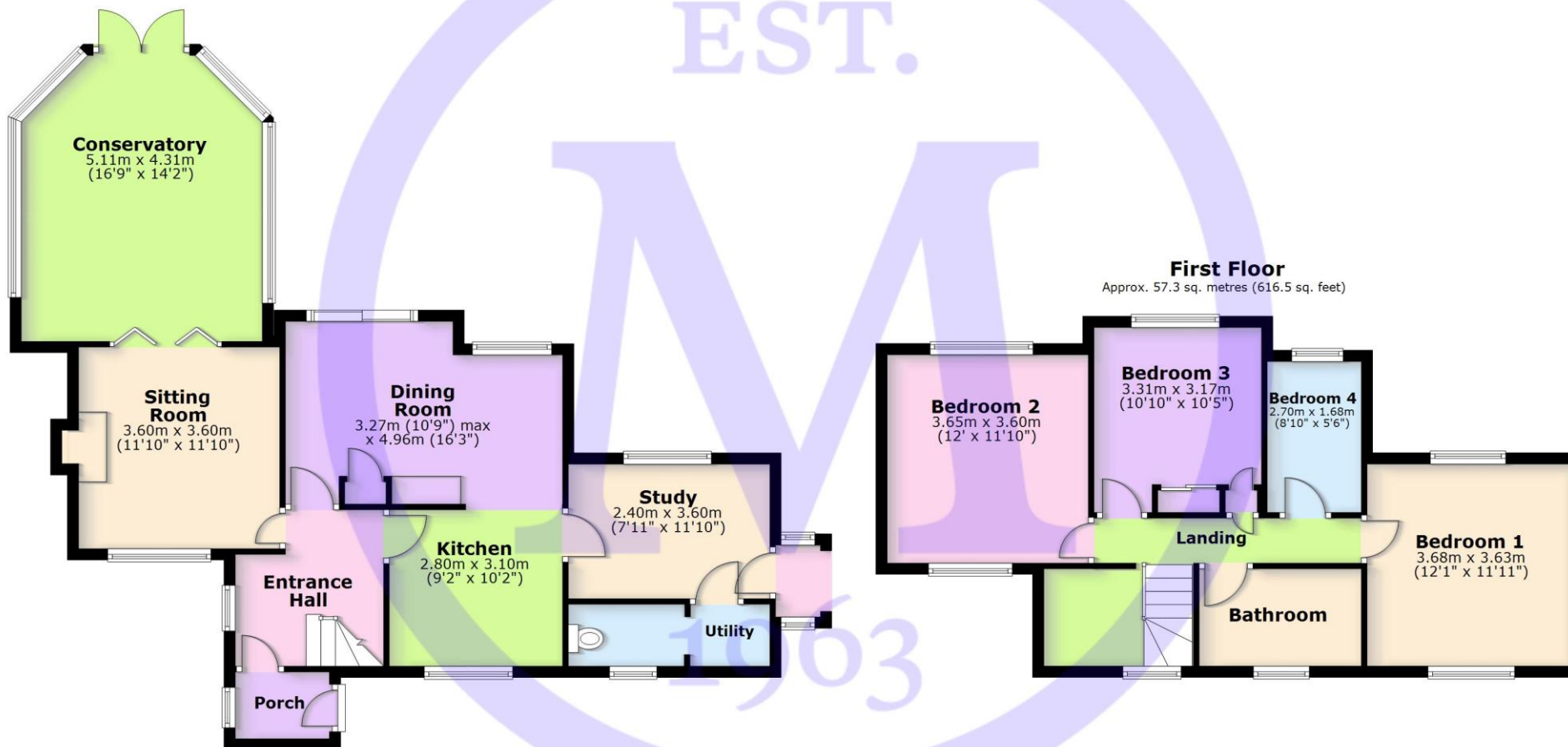
The property is offered with no forward chain and a viewing is highly recommended.

Services

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

Ground Floor

Approx. 82.2 sq. metres (885.1 sq. feet)



Total area: approx. 139.5 sq. metres (1501.6 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.

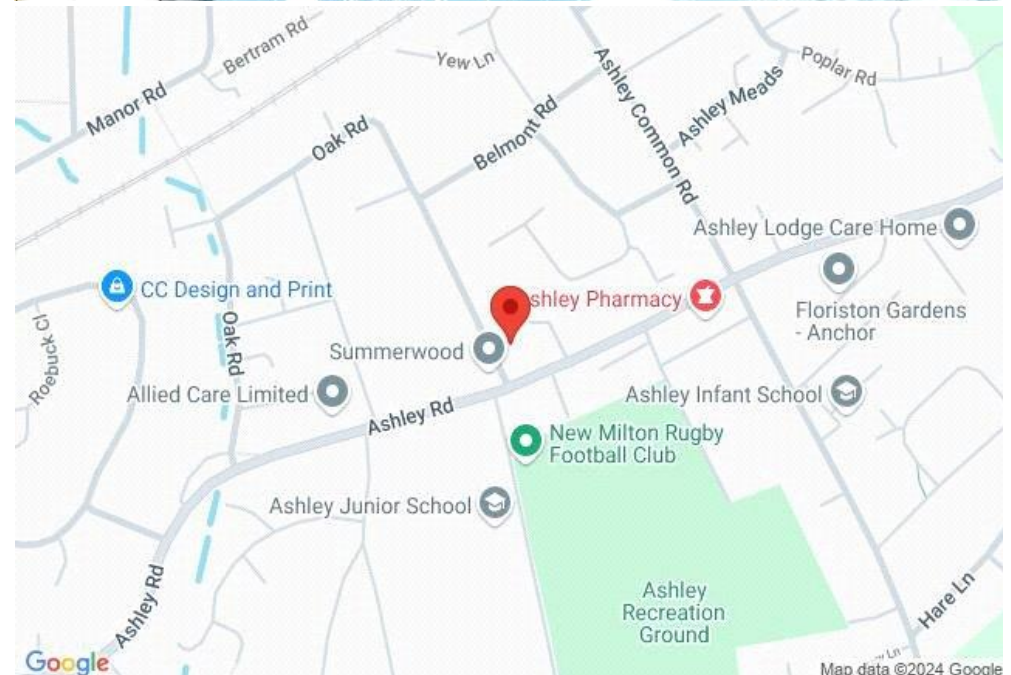
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Situation

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 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 Kings Road, where the property will be found on the right hand side.





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