



*8 Magnolia Court, New Milton, BH25 6FG*

*£379,950*

**Mitchells**  
1963 — TODAY



*8 Magnolia Court  
Ashley Road  
New Milton  
BH25 6FG*

This beautifully presented four bedroom, two bathroom townhouse is situated just a short walk of New Milton town centre and local schools and is presented in beautiful condition throughout. The property offers bright and modern living with features including an open planned kitchen/living area, a ground floor cloakroom, master bedroom with ensuite and a private and secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen
- Sitting/Dining Room
- First Floor Landing
- Two First Floor Double Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Second Floor Landing
- Two Second Floor Bedrooms
- Parking
- Private & Secluded Garden



# The Property

Entrance hall with stairs to first floor landing, spacious under stairs storage cupboard and engineered timber flooring runs throughout the ground floor.

The under stairs storage cupboard is fitted with a worktop, useful coat hooks and has space for an under counter fridge and freezer.

Ground floor cloakroom has a modern suite comprising a corner wash hand basin with mixer tap over and tiled splashback, WC, chrome heated towel rail and UPVC window.

The kitchen is fitted with a fantastic range of shaker style wall and base units with a contrasting granite worktop, integrated appliances include a four burner induction hob with glass splash back and extractor fan over, under counter double oven, washing machine, dishwasher, one and a half bowl ceramic sink with mixer tap over and drainer, under counter fridge and opens through to the sitting/dining room.

The sitting/dining room is situated at the rear of the property with a UPVC window, sliding patio doors giving access to the rear garden and a built in L shaped bench for the dining table.

On the first floor landing is a UPVC window and stairs to the second floor.

The master bedroom is situated at the front of the property and is a lovely double bedroom with a UPVC window and an ensuite shower room.

The ensuite shower room has part tiled walls, a modern suite comprising a corner shower cubicle with sliding glass shower doors and thermostatic shower attachment, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, chrome heated towel rail and UPVC window.

Bedroom two is a fantastic double bedroom with built in wardrobe, UPVC window and wall mounted TV point.

The family bathroom is fitted with a modern white suite comprising a panel bath with mixer tap over and hand held shower attachment, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail and UPVC window.

On the second floor are two bedrooms with bedroom three being a sizeable double with built in wardrobe and Velux window.

Bedroom four is a L shaped room and would make an idea home office or child bedroom with floor to ceiling window, built in plantation shutters and TV aerial point.





## *Gardens & Grounds*

To the front of the property are two small areas of lawn and colourful borders along with an area of allocated parking and the property benefits from one allocated parking space and additional visitor parking.

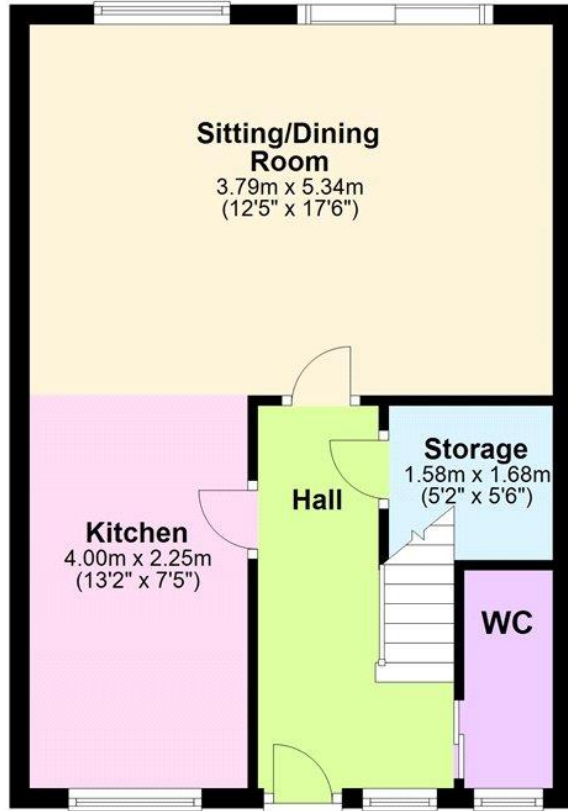
To the rear of the property the garden has been hard landscaped and is laid to decking with a side gate for access and mature and colourful borders.

## *Services*

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

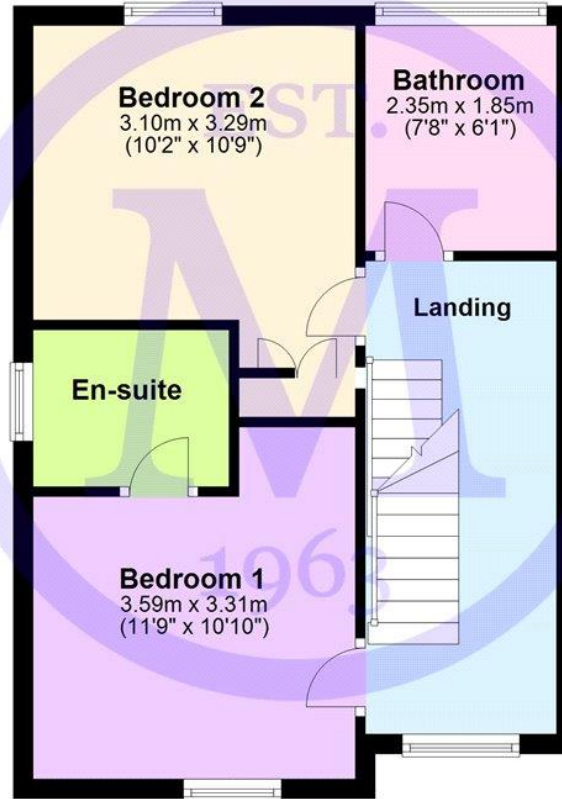
## Ground Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



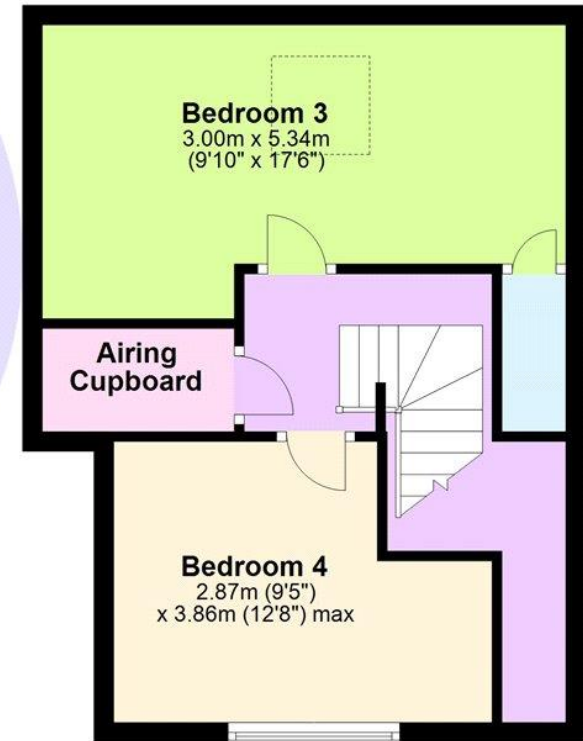
## First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



## Second Floor

Approx. 35.8 sq. metres (385.9 sq. feet)



Total area: approx. 117.6 sq. metres (1265.8 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.'

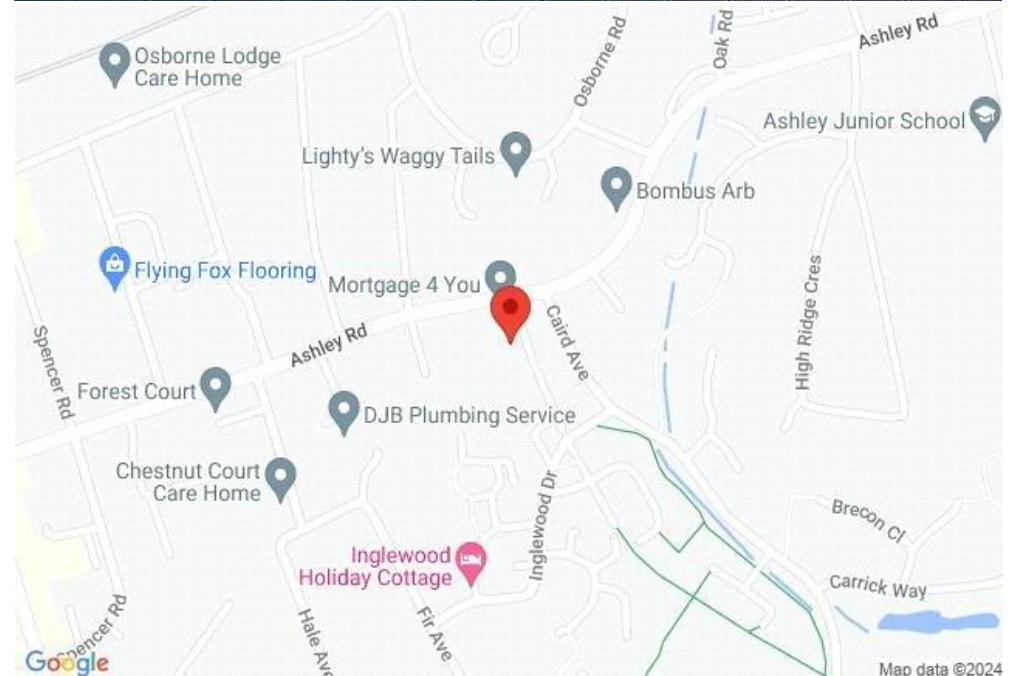
Plan produced using PlanUp.

## 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 into Ashley Road. Continue through the second set of traffic lights for approximately quarter of a mile and turn right just before Caird Avenue into Magnolia Court where the parking will be seen directly in front of you.





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