



4 Magnolia Court, Ashley Road, BH25 6FG

£369,950

Mitchells
1963 — TODAY



*4 Magnolia Court
Ashley Road
New Milton
Hampshire
BH25 6FG*

This fantastic four double bedroom family home is ideally situated approximately half way between New Milton town centre and the local schools. The property offers bright and spacious accommodation with features including a sitting/dining room, master bedroom with en-suite, parking and a sunny south-west facing garden.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Ground Floor WC
- First Floor Landing
- Two Double Bedrooms
- Family Room
- En-Suite Shower Room
- Second Floor Landing
- Two Double Bedrooms
- Parking
- Southwest Facing Garden



The Property

Entrance hall with wood effect flooring, stairs to first floor landing, radiator and spacious under stairs cupboard.

The kitchen is fitted with a fantastic range of modern wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over and drainer, five burner gas hob with tiled splash back and extractor fan over, eye level double oven, tall stand up fridge freezer washing machine and dishwasher.

The sitting/dining room has a bright and sunny south-westerly aspect with a continuation of the timber effect flooring, sliding patio doors onto the rear garden, TV aerial point and floor to ceiling UPVC window.

Ground floor cloakroom with tiled flooring, part tiled walls and suite comprising a corner wash hand basin with mixer tap over and storage beneath, WC, chrome heated towel rail and UPVC window.

On the first floor landing are stairs to the second floor, UPVC window and radiator.

The master bedroom is situated at the rear of the property with a fantastic range of built in wardrobes and benefits from its own luxury en-suite.

The en-suite comprises of a corner shower cubicle with sliding glass shower doors and thermostatic shower attachments, WC with hidden cistern, wash basin with mixer tap over and storage beneath and chrome heated towel rail.

Bedroom two is a generous double bedroom and overlooks the front of the property and benefits from having built in wardrobes.

The family bathroom has a modern suite comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over and hand held shower attachment, chrome heated towel rail, tiled flooring and fully tiled walls.

On the second floor landing is the airing cupboard housing the combination boiler.

There are two lovely double bedrooms featuring vaulted ceilings and with bedroom four having a feature floor to ceiling window.





Gardens & Grounds

To the front of the property is an area of allocated parking with a bin store and cycle store.

To the rear of the property is a southwest facing garden which has been beautifully planted with high level fencing making the garden extremely private and secluded.

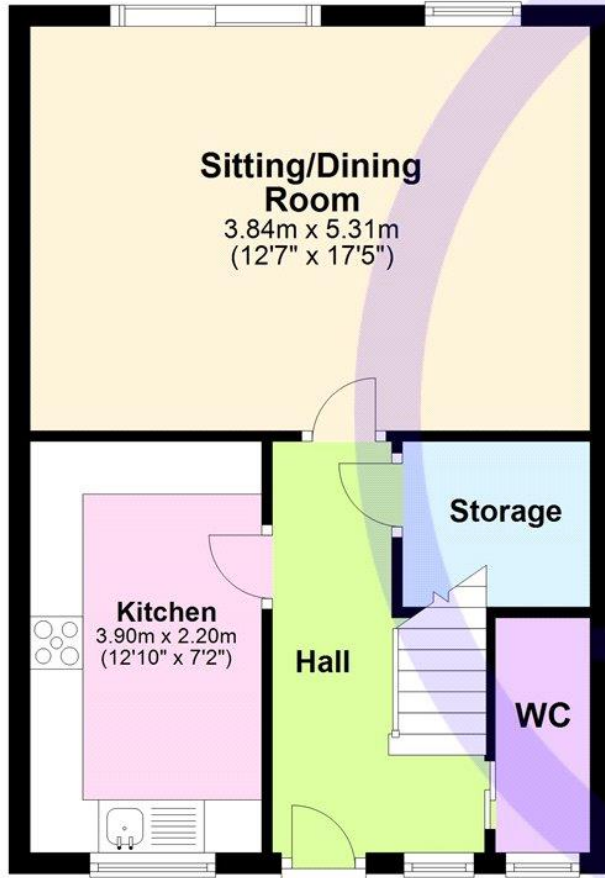
A viewing of this property is high recommended.

Services

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

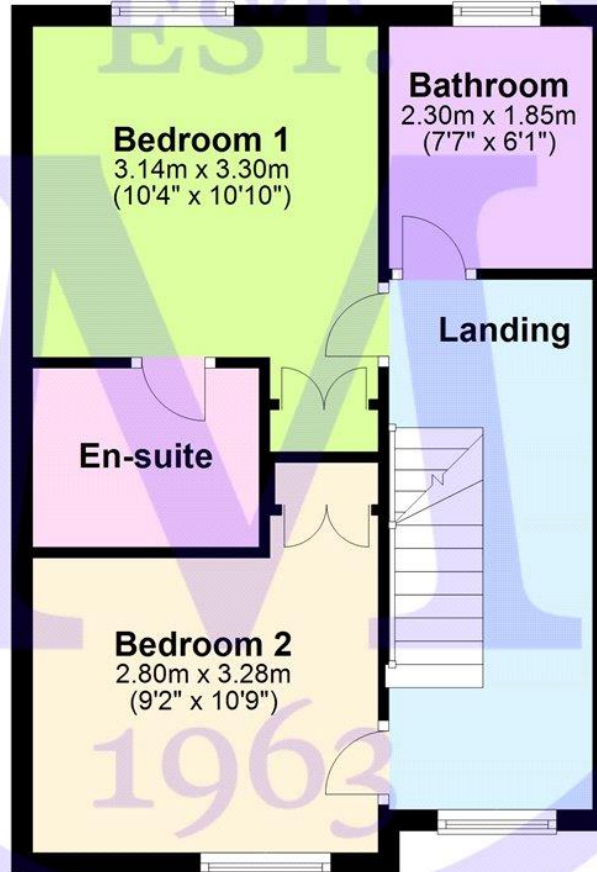
Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



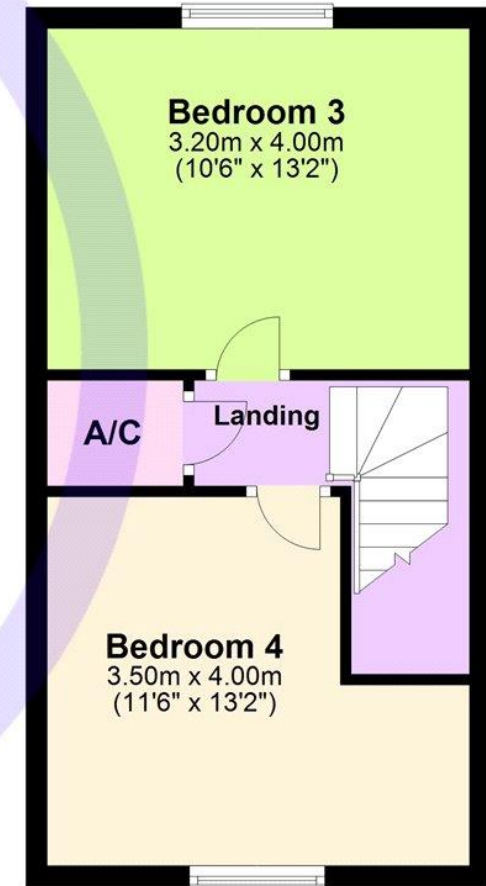
First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Second Floor

Approx. 31.6 sq. metres (340.7 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 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.'

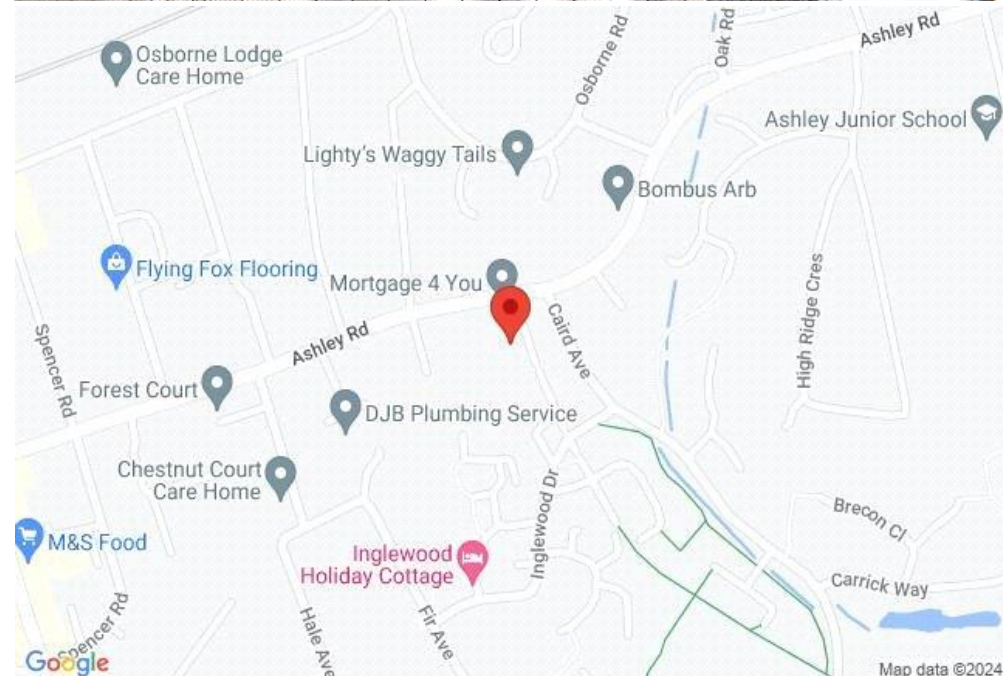
Plan produced using PlanUp.

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.





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

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

Mitchells
1963 — TODAY

