



*1 Priory Cottage, New Milton, BH25 6QB*

£415,000

**Mitchells**  
1963 — TODAY



*1 Priory Cottage  
Christchurch Road  
New Milton  
Hampshire  
BH25 6QB*

An exceptionally bright and spacious three double bedroom semi-detached house situated on a pleasant corner plot in a central position within easy walking distance of all local schools and New Milton town centre. Some of the many appealing features of the property include a good sized kitchen/breakfast room, two immaculate bathrooms and excellent off road parking including a gated carport to the rear.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Ground Floor WC
- Landing
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Off Road Parking
- Carport
- South Facing Landscaped Gardens



## The Property

Generous porch with ample space for storage and coat hanging.

Entrance hall with understairs storage and ground floor WC.

The kitchen/breakfast room is a great size with a pleasant outlook over the front garden with tile effect laminate flooring, an excellent range of matching wall and base storage cupboards, space for tall fridge freezer, washing machine and dishwasher, a built in oven, ample space for a dining suite and a door leads to the useful side path and garden tool shed.

The sitting/dining room is located to the rear of the property offering a dual aspect making it particularly sunny with a feature fireplace and casement doors leading to the rear patio.

First floor landing with built in cupboard and access into the vast loft space that could be extended in to, subject to any necessary permissions.

The master bedroom is located to the front of the property with a dual aspect, a built in wardrobe, a large recess for freestanding wardrobes and an en-suite shower room.

Bedrooms two and three are both south facing doubles and located to the rear of the property with bedroom three benefitting from a large built in cupboard.

Main bathroom is of a good size with tile effect vinyl flooring, a window, part tiled walls and a matching white suite comprising a full sized bath with shower attachments over, low flush WC, pedestal wash hand basin with built in storage beneath, a ladder towel rail and a wall mounted mirrored cabinet.

En-suite shower room with tile effect vinyl flooring, a window, walk in corner shower cubicle, low flush WC, pedestal wash hand basin with storage and ladder towel rail.





## *Gardens & Grounds*

The property occupies a prominent corner plot which is screened well with shrubs to the front and a block paved driveway offering off road parking and a block paved path to the left of the property which would make excellent storage for boat, caravan or small car.

The south facing rear garden is extremely private with a useful garden shed and a separate tool shed and twin timber gates leading to the carport offering secure parking.

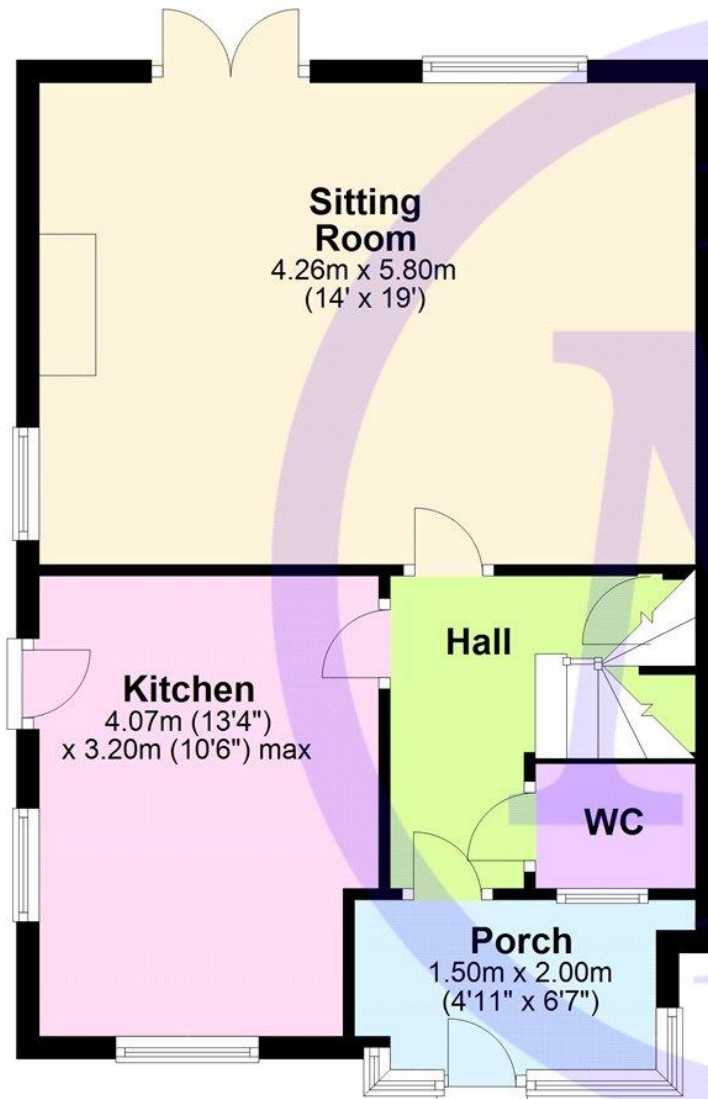
## *Services*

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



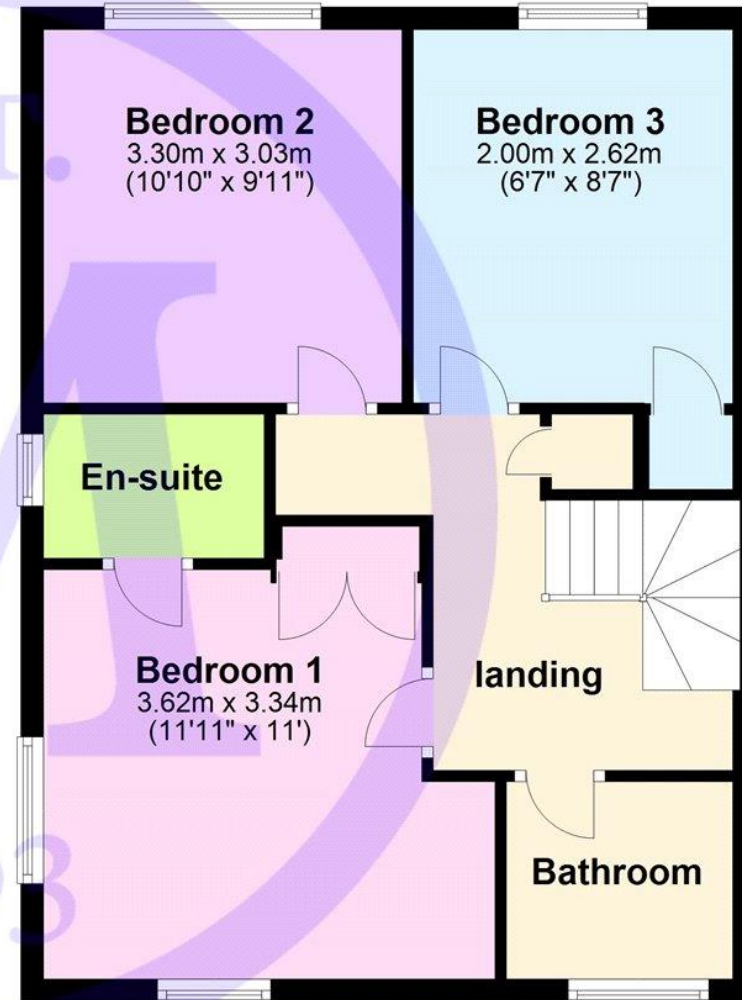
## Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



## First Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



Total area: approx. 100.8 sq. metres (1084.5 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 along Old Milton Road. Upon reaching the mini roundabout bare left. Upon reaching the T junction turn right onto the A337. Take the second left into a small layby where the property will be seen on the left hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

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