



*22 Roebuck Close, New Milton, BH25 6AJ*

£487,500

**Mitchells**  
1963 — TODAY







*22 Roebuck Close  
New Milton  
Hampshire  
BH25 6AJ*

A superbly positioned two double bedroom detached bungalow situated within easy walking distance of New Milton town centre. The property has been well maintained and improved by the current vendor and other features include a superb large UPVC double glazed conservatory, a larger than usual plot with a fantastic private rear garden, a good sized kitchen/breakfast room, an en-suite shower room to the master bedroom and good off road parking.

- Porch
- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen/Dining Room
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Side Lobby
- Detached Garage
- Off Road Parking
- Large Private Gardens



## The Property

Entrance porch with twin UPVC double glazed casement doors and tiled flooring.

Entrance hall with UPVC double glazed front door, timber effect flooring, trap to the roof space and large double storage cupboard.

Good sized double aspect sitting room with a feature fireplace with a marble backing and hearth and an inset living flame gas fire along with attractive timber effect flooring.

Superb large conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched polycarbonate roof, twin casement doors to outside and a beautiful outlook over the rear garden.

Kitchen/breakfast room fitted with a range of cream wall and base units with a contrasting dark worktop and an inset sink unit with mixer tap over, integrated double electric oven, pull out larder cupboard, four burner gas hob, extractor fan, dishwasher, fridge, space for washing machine, a modern Vaillant gas fired boiler, timber effect flooring, ample room for dining table, recess ceiling spotlights and a lovely outlook over the rear garden.

Useful side lobby with space for fridge and a double glazed door to outside.

Two good sized double bedrooms, one benefitting from an en-suite shower room comprising a corner shower cubicle with a Gainsborough shower, wash basin, WC, recess ceiling spotlights and an extractor fan.

Bathroom fitted with a modern white suite comprising a panel bath, wash basin, WC, attractive wall tiling, timber effect flooring, twin UPVC double glazed windows and recess ceiling spotlights.







## *Gardens & Grounds*

The property sits on a superb plot with the front garden laid mainly to lawn with mature borders and a recently laid decorative stone effect driveway with attractive brick edging provides off road parking, twin timber gates provide side vehicular access to a further area of hard standing with space for a caravan or boat, if required, subject to any necessary permissions.

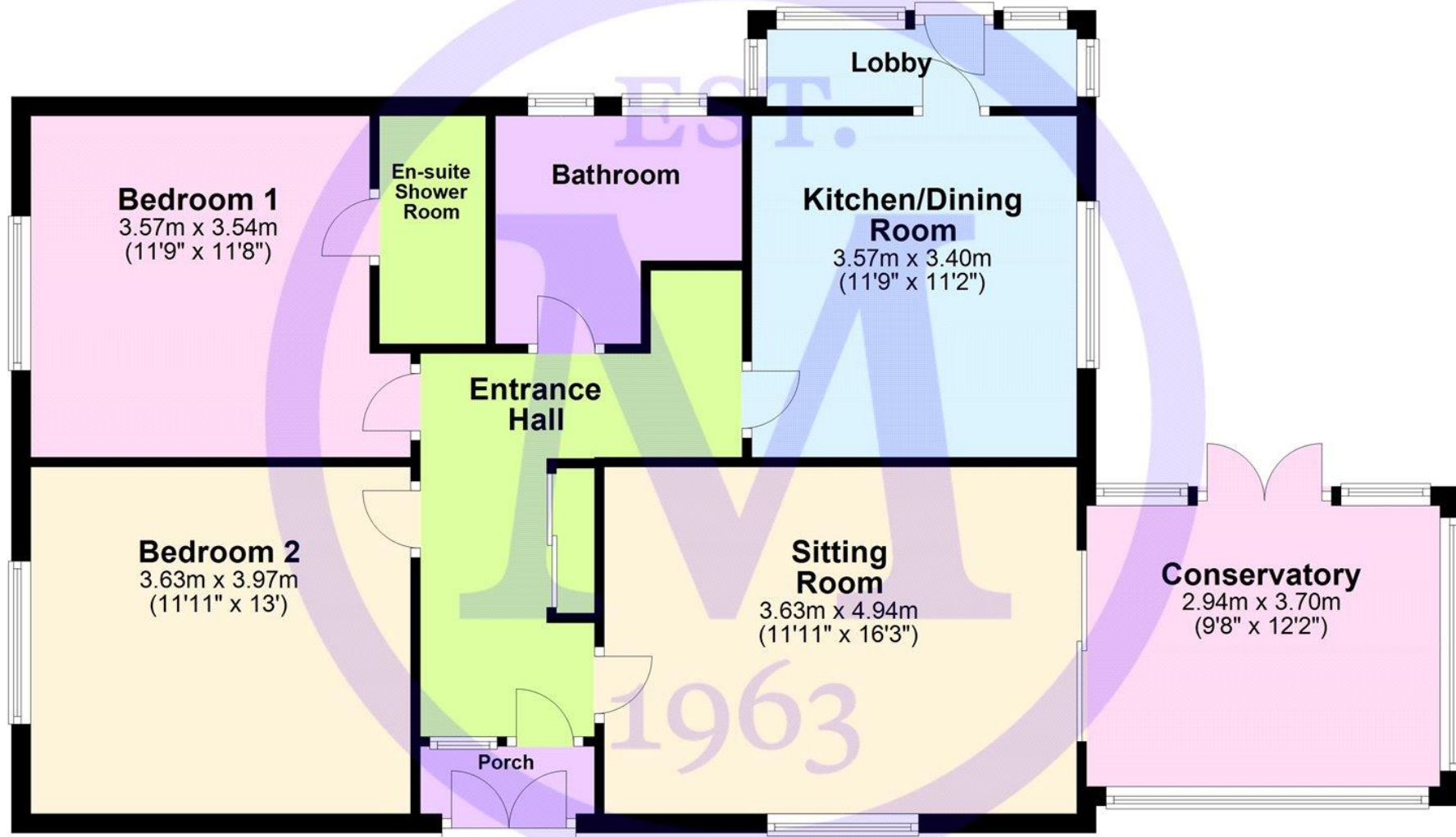
Adjoining the rear of the property is an area of raised decking leading to an area of textured paved patio with the remainder laid mainly to lawn with particularly well stocked and colourful borders. The rear garden is a larger than usual size and is a lovely feature of the property enjoying a high degree of privacy and seclusion and a lovely sunny aspect.

## *Services*

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

## Floor Plan

Approx. 93.9 sq. metres (1011.0 sq. feet)



Total area: approx. 93.9 sq. metres (1011.0 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.

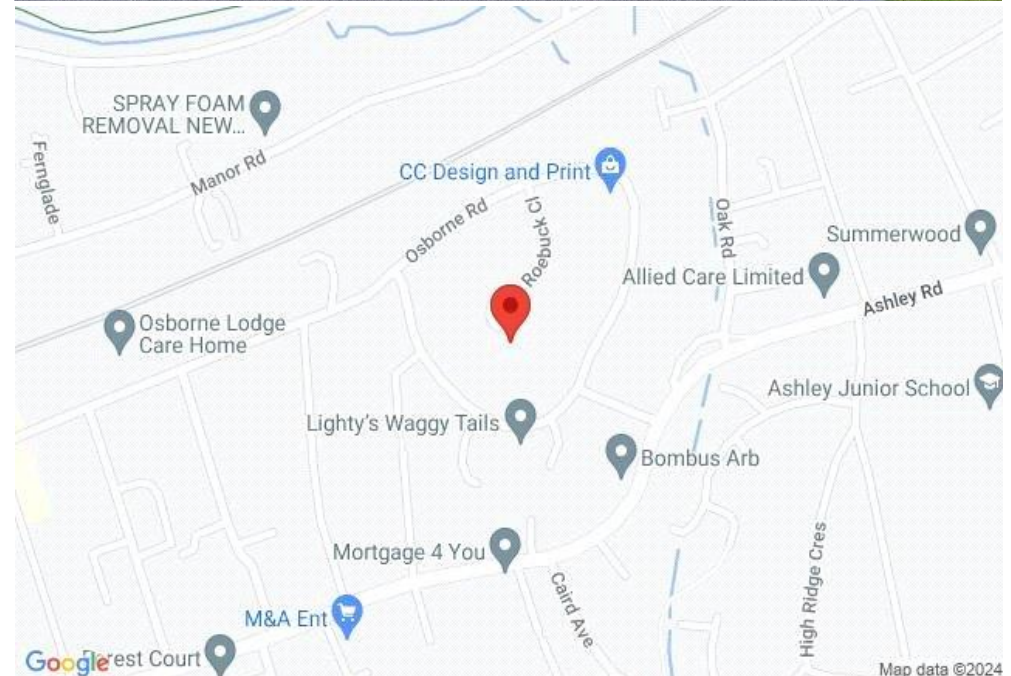


## Situation

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 turn left at the traffic lights and proceed along Station Road. Take the first turning right into Osborne Road. Take the sixth turning right into Roebuck Close where the property will be found on the left hand side.







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