



1 Worthy Road, New Milton, BH25 6SW

£475,000

Mitchells
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*1 Worthy Road
New Milton
Hampshire
BH25 6SW*

A characterful detached three bedroom family home situated in a quiet tucked away lane within walking distance of New Milton town centre and mainline railway station. Features of the property include modern kitchen, large family room onto the rear garden, separate sitting room, a ground floor bedroom, ground floor WC, two first floor bedrooms, modern bathroom and a good sized plot with driveway and detached garage.

- Entrance Hall
- Downstairs WC
- Sitting Room
- Downstairs Bedroom Three
- Kitchen
- Spacious Family Room Onto Rear Garden
- Two First Floor Bedrooms
- Study
- Modern Family Bathroom
- Private Gardens
- Driveway And Garage



The Property

Entrance hall with stairs to first floor and door leading to the downstairs WC with suite comprising of WC, wash hand basin with mixer tap over and storage beneath, radiator with towel rail over and UPVC double glazed window.

Kitchen with modern shaker style units and contrasting wooden worktop, tiled flooring and splashbacks, inset sink and drainer with mixer tap over, built in electric hob and double oven, space for tall stand up fridge freezer, washing machine and dishwasher.

The sitting room is an attractive room with feature fireplace with log burner and wood effect flooring.

Family room which can be accessed from either the kitchen or sitting room with wooden floor, double aspect, two ceiling lanterns, recess ceiling spotlights and double casement doors leading to the rear garden.

Bedroom three is a good size with ample space for wardrobe, radiator and an outlook to the front of the property.

First floor landing with stairs and trap to roof space.

Bedroom one and two are both generous double bedrooms. Bedroom two features a cupboard which houses the modern Worcester Bosch combination boiler.

Study with UPVC double glazed window, radiator and outlook to the side.

Family Bathroom with modern suite comprising WC, wash hand basin with mixer tap over, tiled splashback and storage beneath, heated mirror, freestanding bath, large walk in shower with glass shower screen, thermostatically controlled shower attachment and waterfall shower head.





Gardens & Grounds

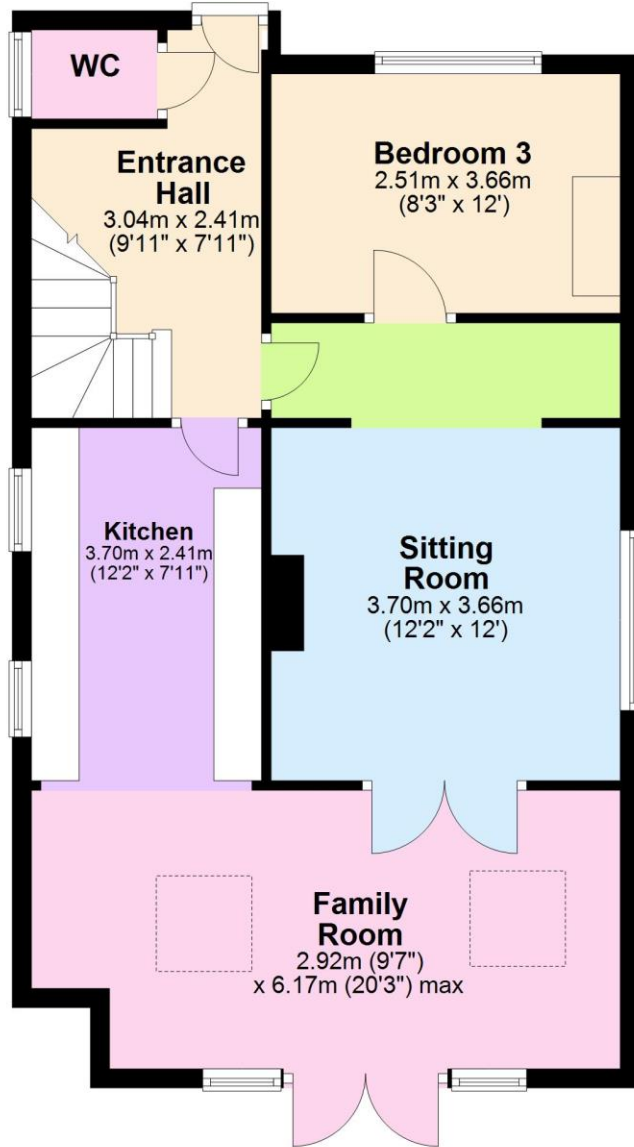
To the front of the property there is a small secluded area of garden being screened with mature trees and hedging. The garden continues to the side of the property being laid mainly to lawn and continues into the rear garden which is again laid mainly to lawn for ease of maintenance but is surrounded on all sides by mature hedging and gives a high degree of seclusion. The garden also backs in a westerly direction thus benefitting from the afternoon and evening sun. There is a single detached garage with pull up door, power and light and useful outside tap.

Services

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

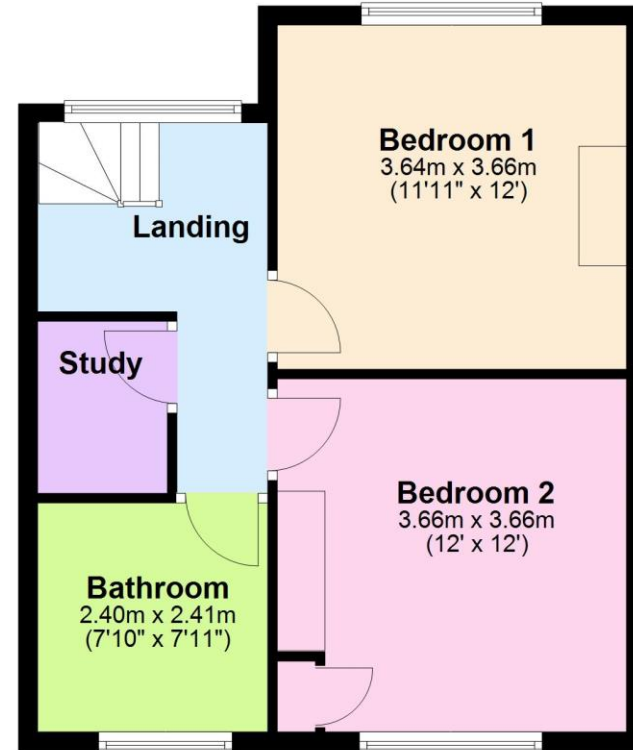
Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.1 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.

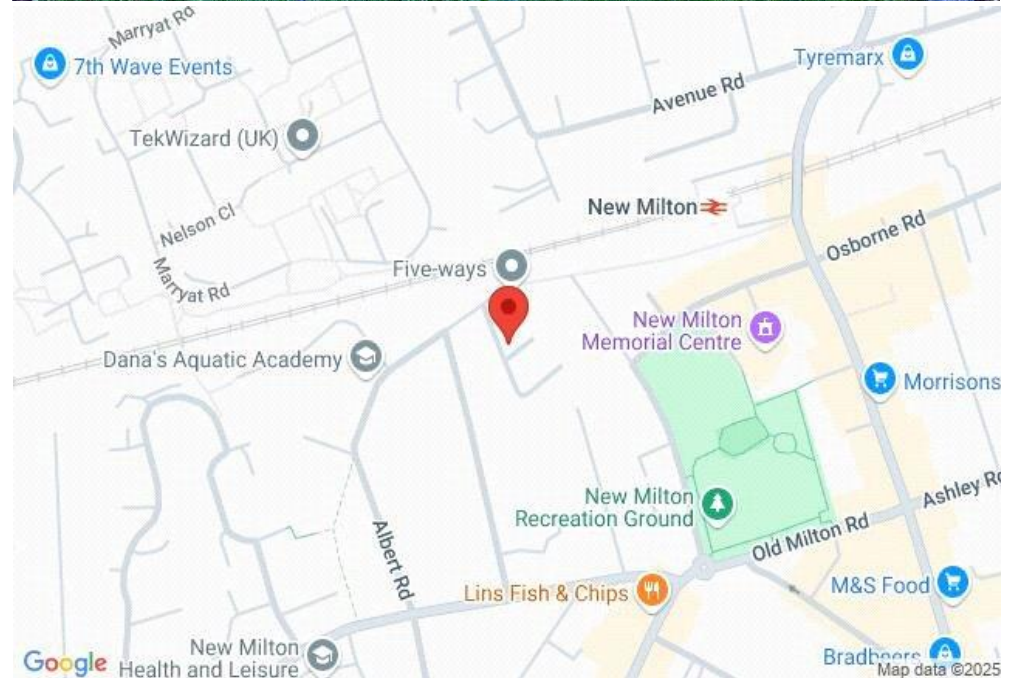
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Situation

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 along Old Milton Road, proceed across the mini roundabout and take the first right into Gore Road. Take the second right into Vincent Road, at the end of the road turn right into Worthy Road where the property will be found on the left hand side.





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