



5A, Yew Lane, New Milton, BH25 5BA

£415,000

Mitchells
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*5A Yew Lane
New Milton
Hampshire
BH25 5BA*

A superbly presented and individually designed three double bedroom semi-detached cottage style house situated in a charming location within easy reach of the local shops and schools. Other features of this lovely home include a good sized kitchen/dining room, a lovely square sitting room with casement doors onto the south facing patio, a light and spacious master bedroom, off road parking to the front and attractive elevations. An internal viewing is strongly recommended to fully appreciate the character and quality of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Landing
- Three Double Bedrooms
- Bathroom
- Off Road Parking
- Private Gardens



The Property

Entrance hall with stairs to the first floor, under stairs storage cupboard and a UPVC double glazed front door.

Double aspect sitting room with twin UPVC double glazed casement doors onto the patio and a private south facing outlook over the rear garden.

Good sized kitchen/dining room fitted with a range of cream wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, gas hob and extractor, space for washing machine and dishwasher, ample room for dining table, a double aspect, attractive tile effect flooring, and recess ceiling spotlights.

Cloakroom fitted with a white suite.

First floor landing with trap to the roof space.

Three good sized bedrooms with an impressive double aspect master bedroom benefitting from an ensuite shower room fitted with a white suite.

Fully tiled family bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachment over, wash basin, WC, ladder style heated towel rail, tile effect flooring and extractor fan.





Gardens & Grounds

The property sits on a pleasant private plot with an attractive block paved driveway providing off road parking for two vehicles.

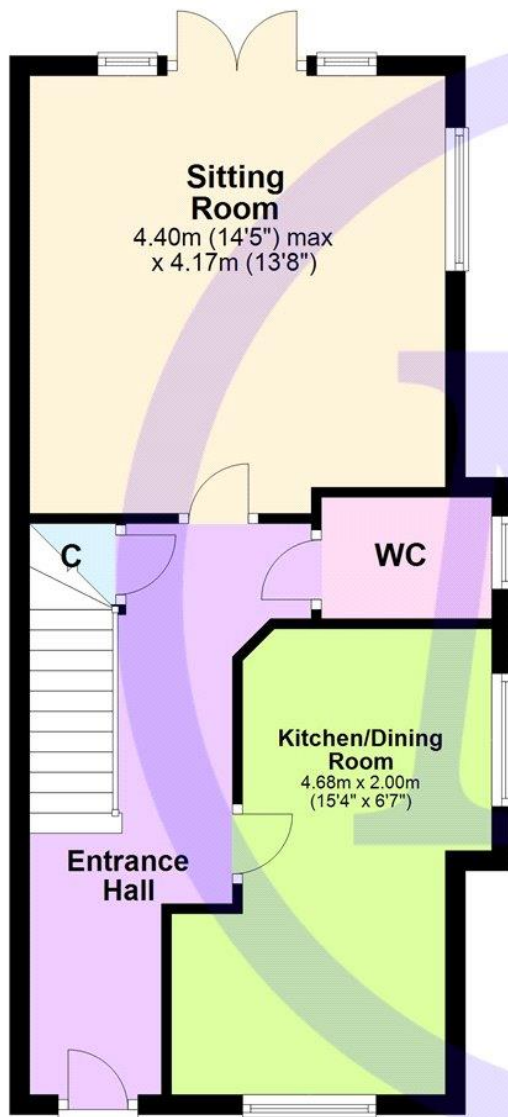
The rear garden is a particular feature of the property with an area of textured paved patio leading to the predominantly lawned garden with colourful flower and shrub borders, a timber gate providing side access, a good degree of privacy and a sunny south facing aspect.

Services

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

Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



Total area: approx. 89.1 sq. metres (958.8 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.'

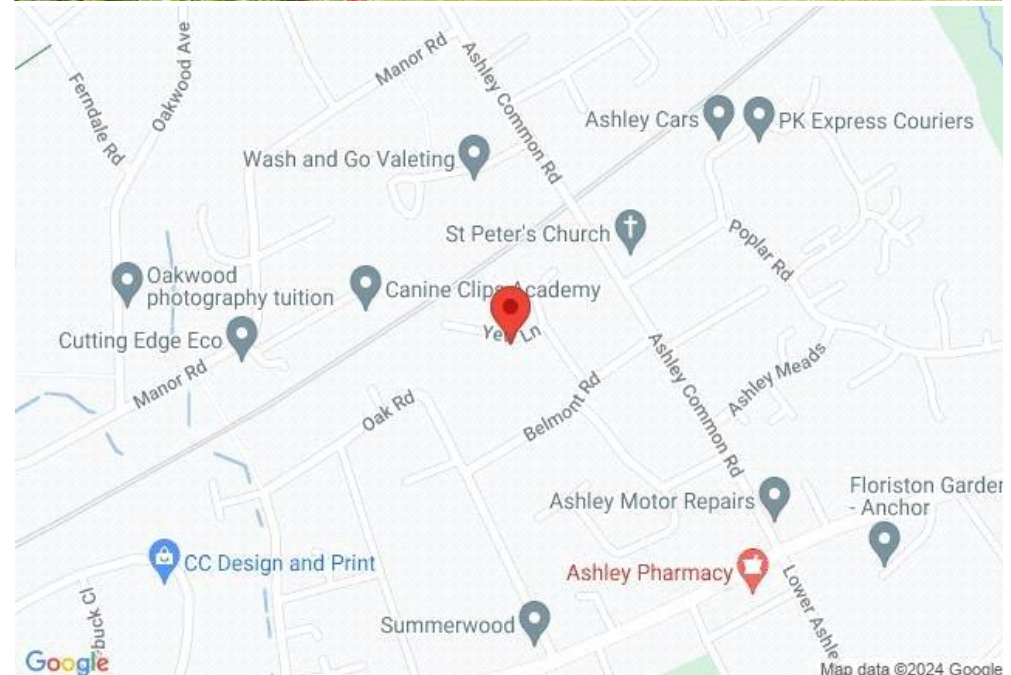
Plan produced using PlanUp.

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 across the traffic lights into Ashley Road. Continue through the next set of lights. Upon reaching the crossroads of Ashley turn left into Ashley Common Road. Continue straight ahead at the junction. Take the first turning left into Belmont Road. Take the first right into Yew Lane. Bear left where the property will be found on the left hand side.





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