



*6 Spinney Way, New Milton, BH25 5DN*

£560,000

**Mitchells**  
1963 — TODAY







*6 Spinney Way  
New Milton  
Hampshire  
BH25 5DN*

This highly deceptive three double bedroom detached bungalow is ideally situated in this highly sought after residential area of New Milton and walking distance of both New Milton high street and Ballard Lake. Features of the property include a kitchen/dining room, a master bedroom with en-suite, a double garage and a secluded garden.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen/Dining Room
- Family Bathroom
- Three Double Bedrooms
- En-Suite Shower Room
- Driveway
- Double Garage
- Private & Secluded Garden
- No Forward Chain



## The Property

Entrance porch with UPVC front door, electric metre and useful coat hooks.

The entrance hall has tiled flooring, coats cupboard, airing cupboard housing the modern Worcester wall mounted boiler, hatch to roof space and central heating thermostat.

The sitting room is a fantastic size with carpeted flooring, double radiator, double casement doors leading through to the kitchen/dining room, recess ceiling spotlights and bifold doors leading through to the conservatory.

The conservatory is constructed with dwarf cavity brick walls, UPVC windows, polycarbonate roof, engineered wood flooring and double casement doors leading out to the patio and rear garden.

The kitchen/dining room is fitted with a fantastic range of timber effect shaker style wall and base units with a contrasting worktop, double casement doors lead out to the patio and rear garden, a UPVC door gives access to the side path, stainless steel one and half bowl sink with mixer tap over, integrated appliances include an eye level double oven, four burner electric hob with extractor fan over, washing machine and dishwasher and, space for tall stand up fridge freezer and a four to six seater table and chairs.

Family bathroom with tiled flooring, fully tiled walls and a modern suite comprising a panel bath with mixer tap over and hand held shower attachment, WC, wall hung wash hand basin with mixer tap over, UPVC window and extractor fan.

There are three generous double bedrooms all benefitting from built in wardrobes and the master enjoying its own luxury en-suite shower room.

The en-suite shower room comprises of tiled flooring, fully tiled walls, a UPVC window and a modern suite comprising a WC, wall hung wash hand basin with mixer tap over, walk in double shower with thermostatic shower attachments and sliding glass shower doors.







## *Gardens & Grounds*

To the front of the property is a small area of lawn and a block paved driveway giving off road parking for three to four vehicles and giving access to the double garage, loft storage, power, lighting and a pedestrian door to the rear garden.

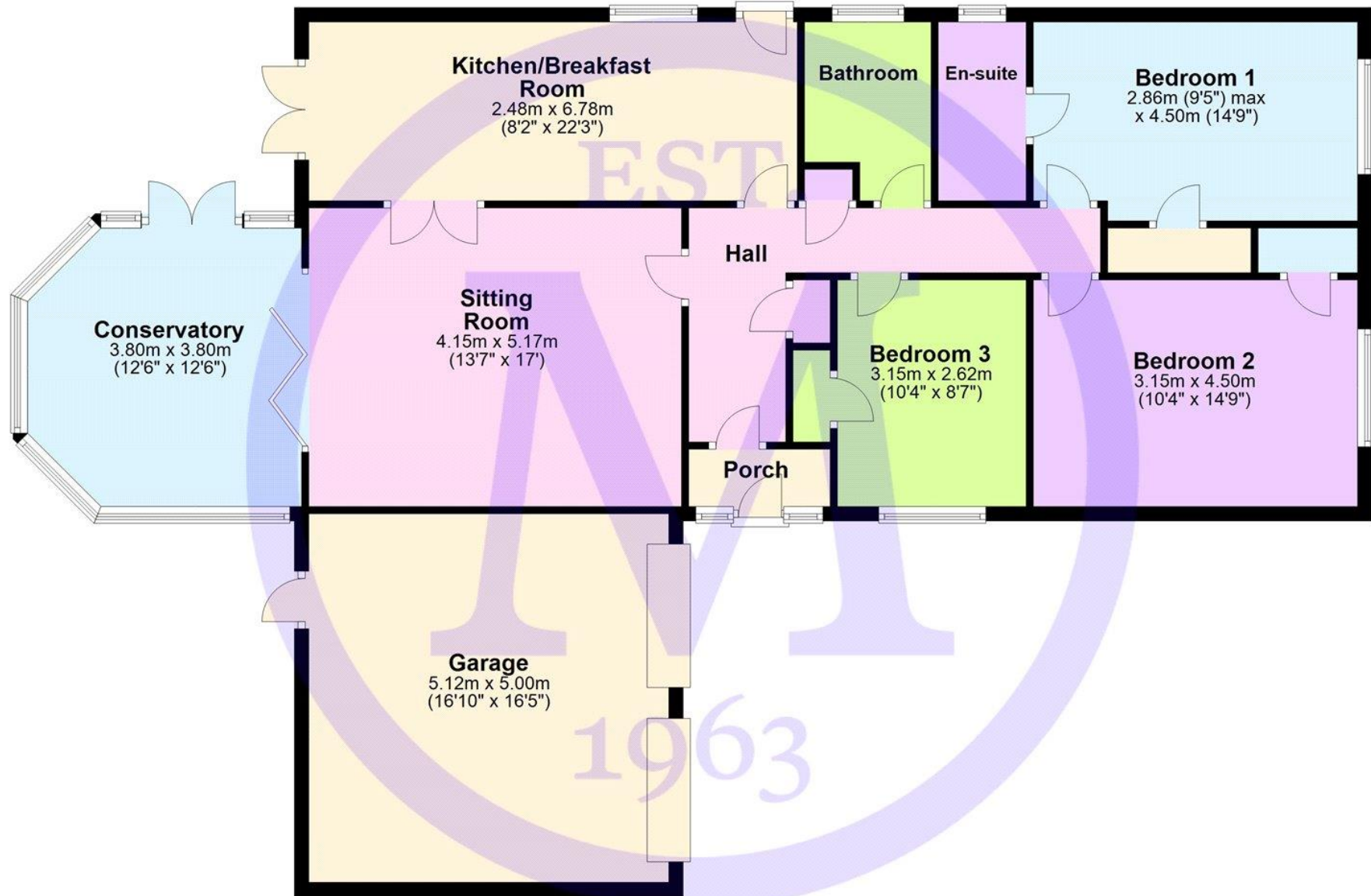
To the rear of the property is a secluded west facing garden with high level fencing making it extremely private, a large area of patio with the rest of the garden laid to lawn with mature and colourful borders and a side path gives access to a rear gate.

## *Services*

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

## Floor Plan

Approx. 138.1 sq. metres (1486.8 sq. feet)



Total area: approx. 138.1 sq. metres (1486.8 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.

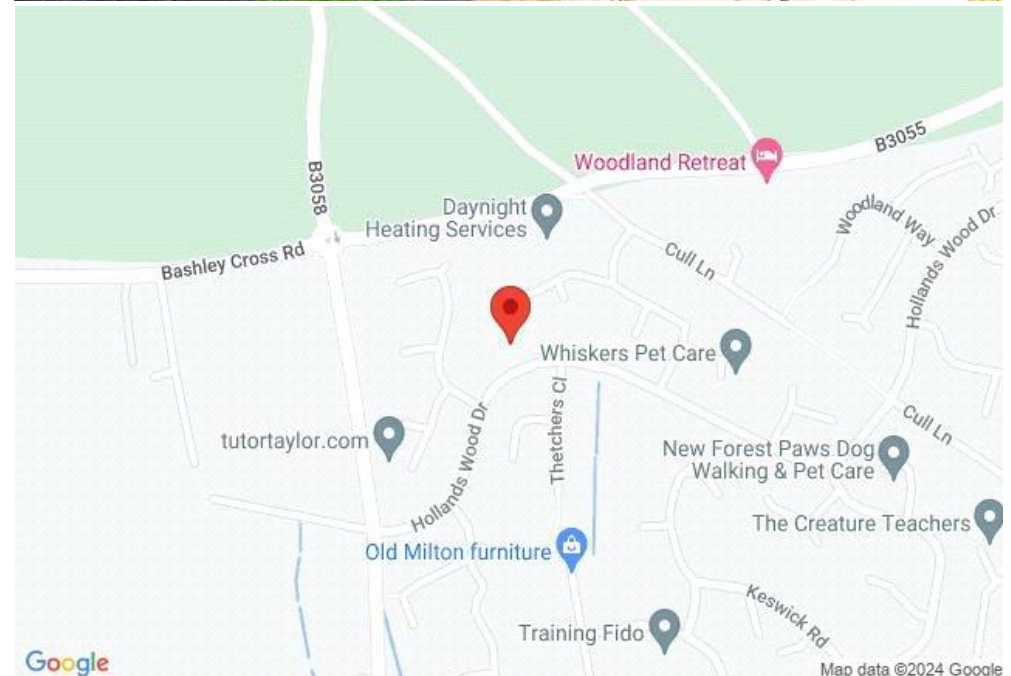


## Situation

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 turn left at the traffic lights and proceed over the railway bridge. Take the fifth turning right into Hollands Wood Drive, second left into Deerleap Way, second left into The Spinney where the property will be found at the end on the right hand side.







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