



*19 Ubsdell Close, New Milton, BH25 5NW*

*Offers in the region of £565,000*

**Mitchells**  
1963 — TODAY







*19 Ubsdell Close  
New Milton  
Hampshire  
BH25 5NW*

A well position four/five bedroom modern detached family house constructed by McAlpine homes approximately 25 years ago and forming part of a sought after and select development situated in a lovely position opposite the picturesque Ballard Lake. The property has been well maintained and improved throughout and other features include a superb large kitchen/dining room, en suite shower room to the master bedroom, ground floor home office/bedroom five, ground floor utility/cloakroom, lovely sitting room with a feature bay and twin casement doors onto the patio and rear garden and private westerly facing garden to the rear.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility/Cloakroom
- Ground Floor Home Office/Bedroom Five
- Landing
- Four Bedrooms
- Family Bathroom
- En Suite Shower Room
- Off Road Parking
- Landscaped Gardens



## The Property

Double glazed front door leads to the entrance hall with attractive herringbone effect flooring, stairs to the first floor. useful understairs storage cupboard.

Lovely sitting room with built in contemporary flame effect electric fire, recess ceiling spotlights, twin UPVC double glazed casement doors onto the patio and a lovely private outlook onto the rear garden.

Superb large kitchen/dining room fitted with a range of recently installed wall and base units with a contrasting marble worktop, an inset one and a half bowl sink with mixer tap over, integrated Neff double electric oven with four burner gas hob and extractor, space for a tall fridge/freezer, integrated fridge and dishwasher, herringbone effect flooring, recess ceiling spotlights, pull out larder cupboard, double aspect, casement doors onto the patio, ample room for dining table.

Home office/bedroom five with herringbone effect flooring has an outlook to the front.

Useful utility/cloakroom with wall and base units with contrasting timber effect worktop and an inset sink unit with mixer tap over, space for storage beneath, WC, extractor fan and built in storage.

Attractive landing with space for computer desk, trap to the roof space and airing cupboard.

Four bedrooms, two with built in wardrobes and with the master bedroom benefitting from an en suite fitted with a white suite comprising of a fully tiled shower cubicle with a thermostatically controlled shower, wash basin, WC, timber effect flooring, recess ceiling spotlights and extractor fan.

Family bathroom fitted with a modern white suite comprising panelled bath with a mixer tap and shower attachment over, wash basin, WC, part tiled walls, recess ceiling spotlights, timber effect flooring and an extractor fan







## *Gardens & Grounds*

Front garden laid mainly to lawn with a double width tarmac drive providing off road parking for two vehicles.

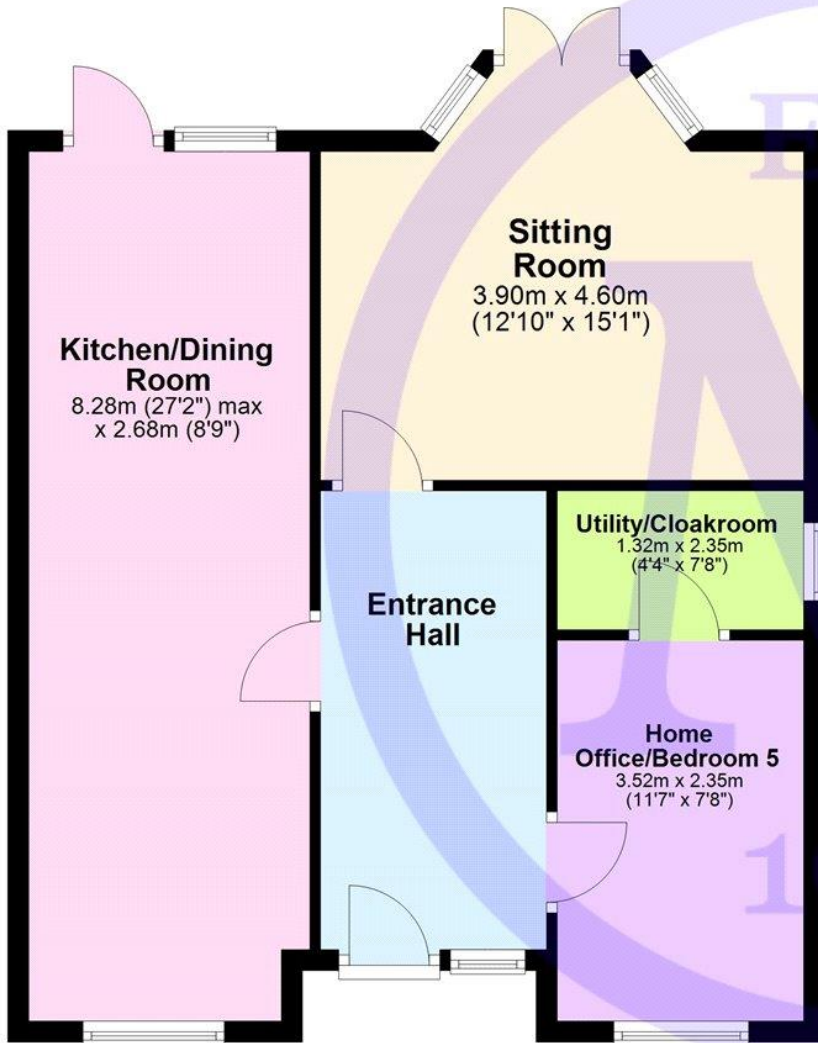
Adjoining the rear of the property is an area of paved patio with the rest mainly laid to lawn with colourful flower and shrub borders, raised beds, ornamental fish pond, potting shed, timber garden shed and a superb timber garden building with both power and light currently being used as a workshop but would work as an ideal summerhouse/hobbies room.

## *Services*

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

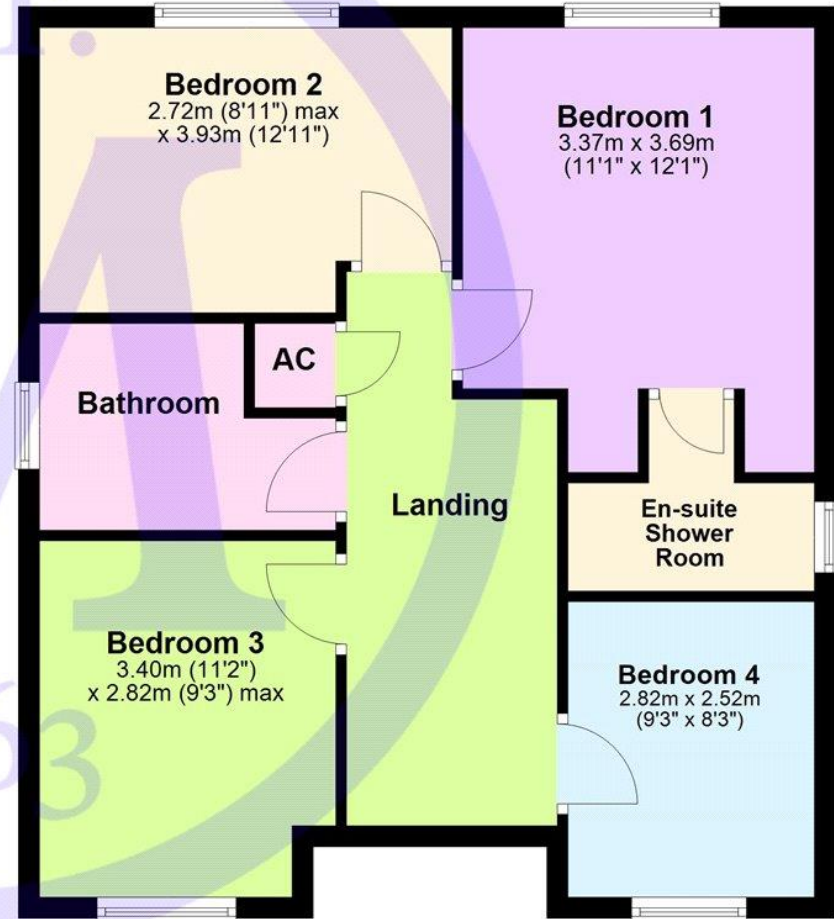
## Ground Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



## First Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 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.

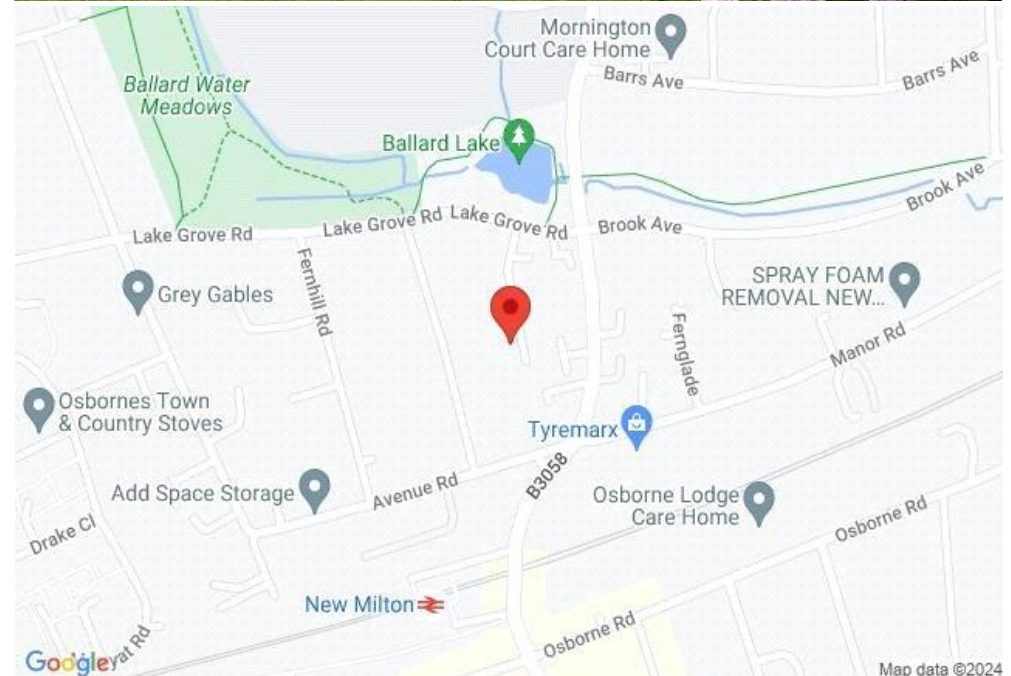


## Situation

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 turn left at the traffic lights and proceed over the railway bridge. Take the second turning left into Lake Grove Road. First left into Ubsdell Close where the property will be found on the right hand side.







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