



66 Cull Lane, New Milton, BH25 5QH

£595,000

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*66 Cull Lane
New Milton
Hampshire
BH25 5QH*

This fantastic three double bedroom redbrick cottage is situated in this quiet no through lane approximately 1.4 miles from New Milton town centre. The property has been beautifully maintained and features include three spacious reception rooms, a sunny kitchen/breakfast room, a generous driveway and a private and secluded garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- Double Garage
- Private & Secluded Garden



The Property

Entrance hall with double glazed window and stairs to first floor landing.

The dining room is situated at the front of the property with carpeted flooring, a double glazed sash window to the front and an attractive open fire.

The sitting room is an extremely spacious room with an inset Clearview woodburning stove, understairs storage cupboard, modern double glazed sash windows and archway through to the rear lobby.

Rear lobby with stable door leading out to the driveway and access through to the cloakroom and kitchen.

Ground floor cloakroom with wall hung wash hand basin, tiled splashback, WC and extractor fan.

The fantastic kitchen/breakfast room is fitted with a range of shaker style wall and base units with a contrasting solid wood worktop, stairs to first floor landing, ample space for breakfast table and chairs and integrated appliances include an eyelevel double oven, five burner gas hob, butler sink with mixer tap over and drainer, tall stand up fridge freezer, dishwasher and a sliding patio door leading onto the patio and rear garden.

On the first floor landing is a hatch to loft space.

Family bathroom is an extremely spacious room with part tiled walls and modern suite comprising a roll top bath, pedestal wash hand basin, WC, sash window and airing cupboard housing the hot water cylinder, central heating controls and slated shelves for storage.

On the first floor are three fantastic double bedrooms with the master benefitting from built in storage, an attractive outlook over the rear garden and its own en-suite shower room.

The en-suite comprises of a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, walk in shower with Mira electric shower attachments and sliding glass shower doors, chrome heated towel rail and sash window.

On the second landing is an additional hatch to loft space.





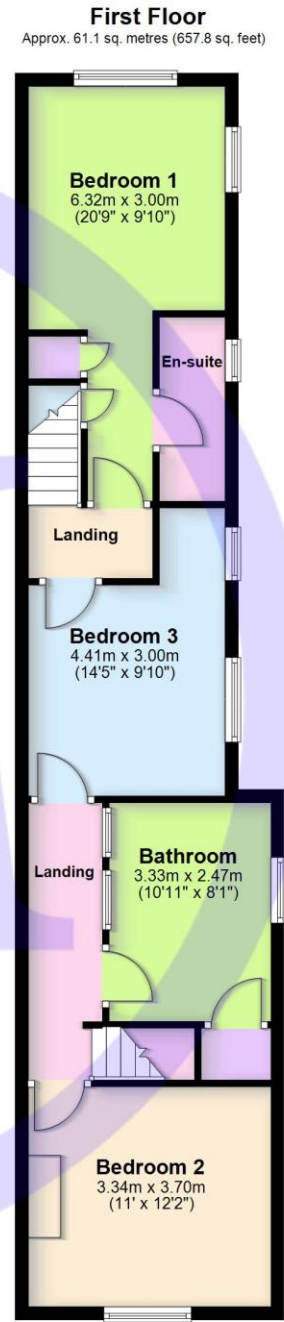
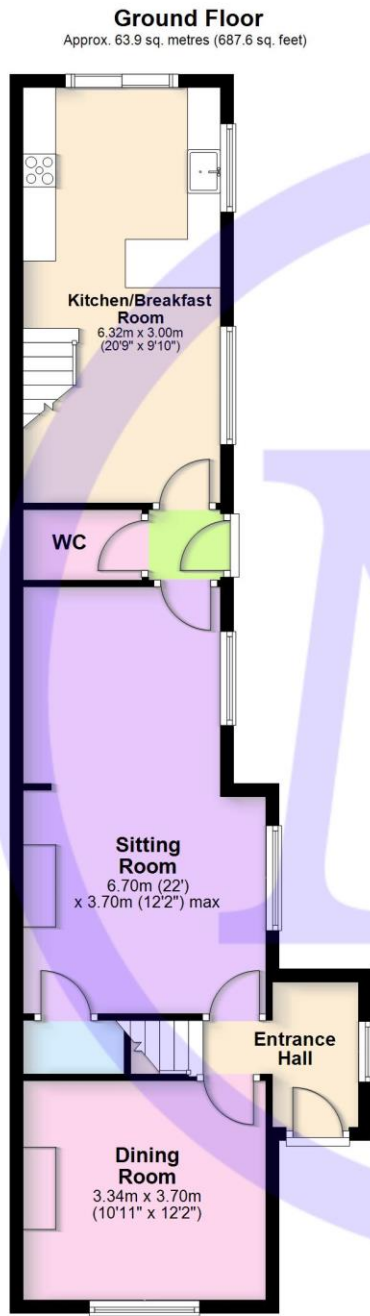
Gardens & Grounds

To the front of the property is a gravel driveway giving off road parking for three to four vehicles and giving access to the double garage with a pitch tiled roof and an up and over door.

To the rear of the property is a lovely private patio leading onto a large area of lawn surrounded by mature and colourful borders and high level fencing making the garden extremely private and secluded.

Services

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



Total area: approx. 125.0 sq. metres (1345.4 sq. feet)

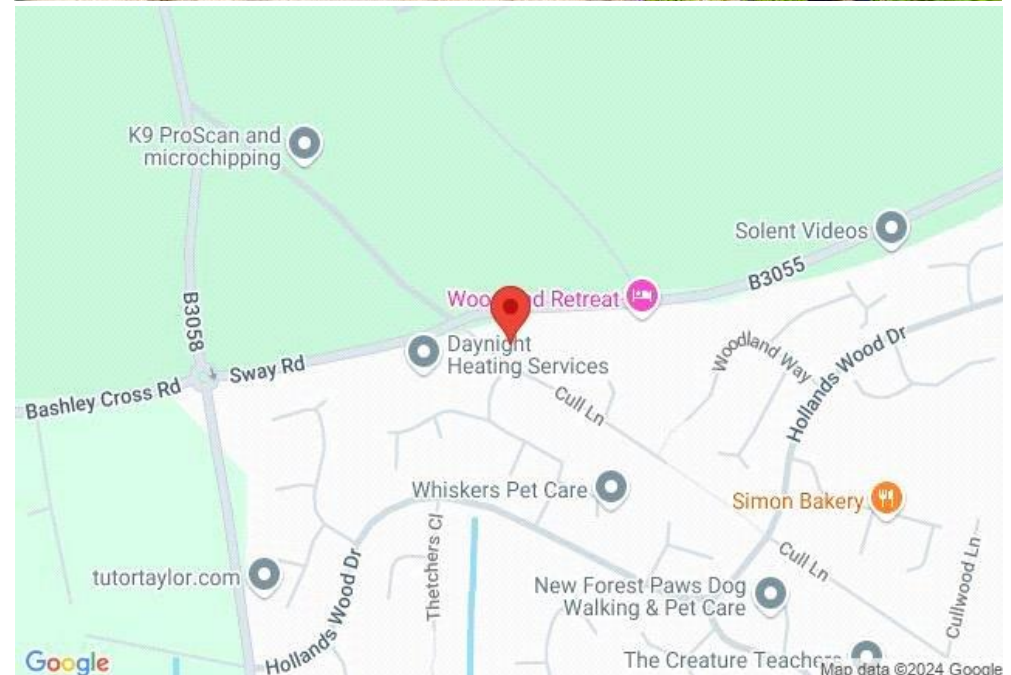
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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, proceed over the railway bridge. Take the fifth turning right into Hollands Wood Drive, fourth right into Cull Lane, where the property will be seen after a short distance on the left hand side.





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