



*15 Raleigh Close, New Milton, BH25 5LP*

£250,000

**Mitchells**  
1963 — TODAY



*15 Raleigh Close  
New Milton  
Hampshire  
BH25 5LP*

This highly deceptive three bedroom house is situated a short walk of New Milton town centre and mainline station with features include a through sitting/dining room, a ground floor cloakroom, three double bedrooms and a private and secluded garden.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Ground Floor Cloakroom
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Private & Secluded Garden



## The Property

Entrance hall with stairs to first floor landing, understairs storage and radiator.

The kitchen is fitted with a range of shaker style wall and base units with a contrasting timber effect worktop, tiled splashback, tiled flooring and integrated appliances include a four burner gas hob with extractor fan over, undercounter oven, stainless steel sink with mixer tap over and drainer, walk in storage cupboard and space and plumbing for a tall stand up fridge freezer and washing machine.

The sitting/dining room is a particular feature of this property with a doorway through to the hall, an additional door through to the kitchen, a bright double aspect and enjoys views over the rear garden.

Ground floor cloakroom has fully tiled walls, wall hung wash hand basin, WC and airing cupboard housing the modern Worcester combination boiler and additional storage.

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

Three generous double bedrooms, two of which benefit from built in storage and bedrooms one and two enjoying views over the rear garden.

To the front of the property is the family bathroom with suite comprising a pedestal wash hand basin, WC, panel bath with independent thermostatic shower attachment, shower curtain and UPVC window.





## *Gardens & Grounds*

To the front of the property is an area of private garden mainly laid to lawn with mature borders.

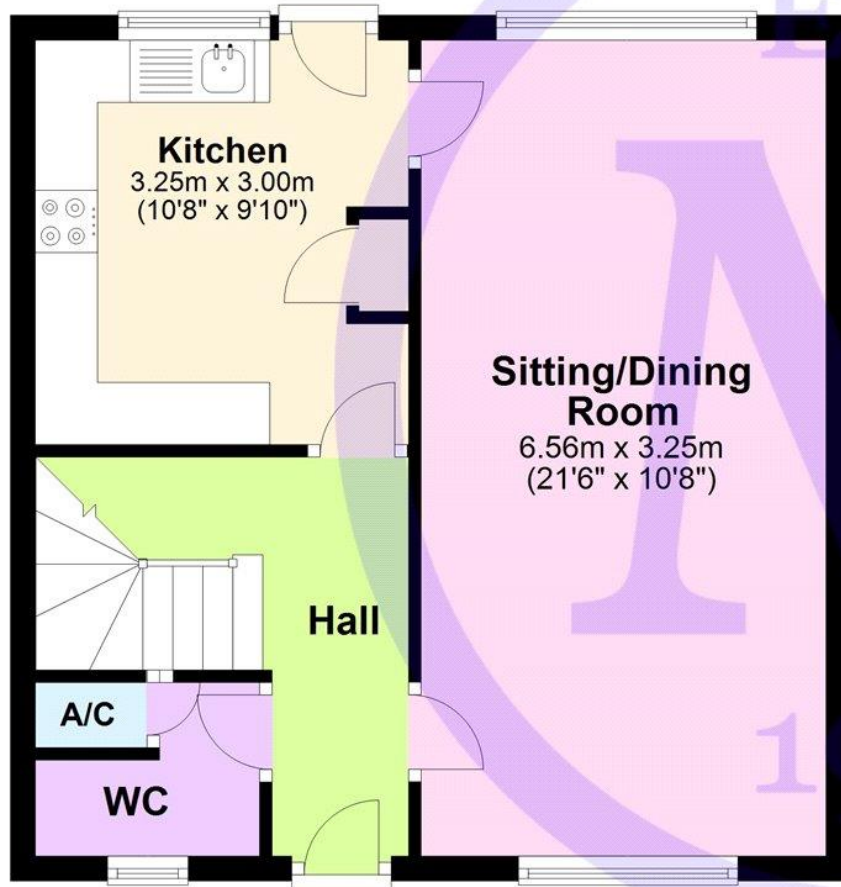
To the rear of the property is a secluded and landscaped garden with a large area of patio, two storage sheds and with the rest of the garden laid to lawn with mature borders and a bright sunny southerly aspect.

## *Services*

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

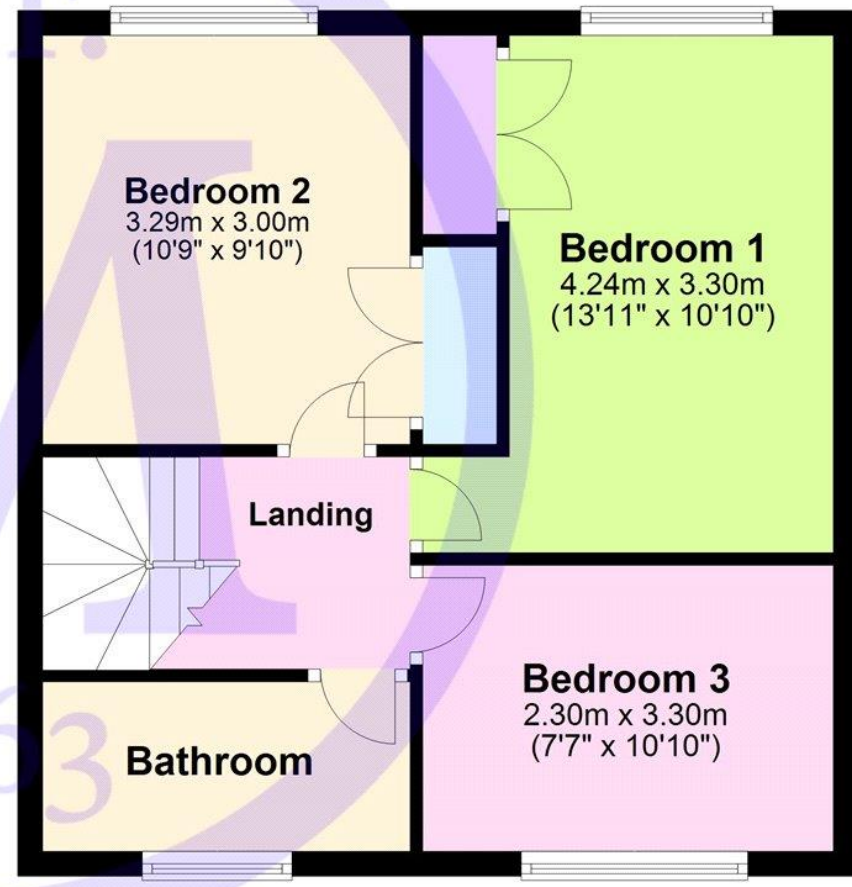
## Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 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.'

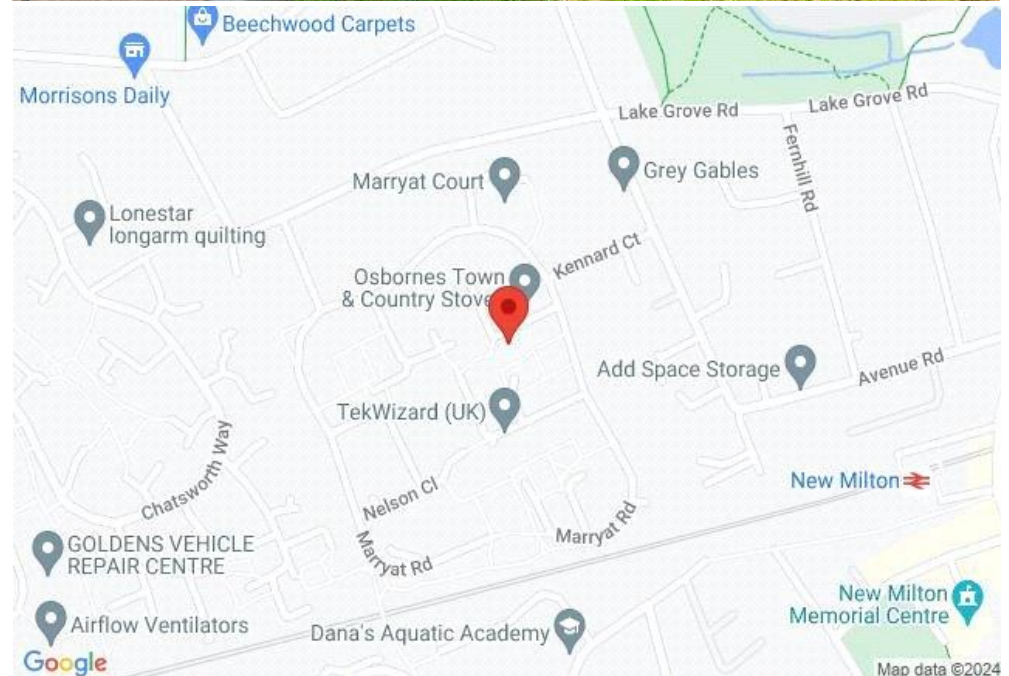
Plan produced using PlanUp.

## 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 first turning left into Avenue Road. At the end bear right into Kennard Road. Take the third turning left into Kennard Court. Bear left into Marryat Road and take the first right into Raleigh Close where the property will be found on the left hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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