



*21 Rothbury Park, New Milton, BH25 6TR*

£315,000

**Mitchells**  
1963 — TODAY



*21 Rothbury Park  
New Milton  
Hampshire  
BH25 6TR*

This highly sought after two bedroom bungalow is situated on the popular Rothbury Park and a short walk of the locals supermarkets and within walking distance of New Milton town centre. The property is offered with vacant possession with features including a kitchen/dining room, two double bedrooms, a secluded garden and a garage in nearby block.

- Entrance Porch
- Kitchen/Dining Room
- Sitting Room
- Conservatory
- Internal Hallway
- Two Double Bedrooms
- Bathroom
- Secluded Garden
- Garage



## The Property

Entrance porch with a UPVC double glazed window, a UPVC double glazed door, gas metre and electric metre.

The kitchen/dining room is a particularly spacious room with a vaulted ceiling with a Velux window, a generous dining area and the kitchen is fitted with a range of timber effect wall and base units with a contrasting stone effect worktop, stainless steel sink with mixer tap over and drainer, two UPVC windows, space and plumbing for a tall stand up fridge freezer, washing machine and freestanding cooker, tiled splashback and an extractor fan.

The sitting room is situated at the rear of the property with sliding patio doors into the conservatory and a wall mounted gas fire.

The conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows, a UPVC double glazed door onto the garden, a polycarbonate roof and built in blinds.

Internal hallway with central heating thermostat and airing cupboard housing the modern Vaillant combination boiler and slated shelves for storage.

Bedroom two is situated at the front of the property with a built in double wardrobe, UPVC window giving a view over the front garden and hatch to roof space with a drop down hatch and loft ladder.

The master bedroom is situated at the rear of the bungalow enjoying views over the garden and is a generous double with a large built in double wardrobe.

The main shower room has a walk in double shower, Triton electric shower attachment, sliding glass shower doors, pedestal wash hand basin, WC, radiator, part tiled walls and a UPVC window.





## *Gardens & Grounds*

To the front of the property the garden is generally laid to lawn with a paved pathway leading to the front door.

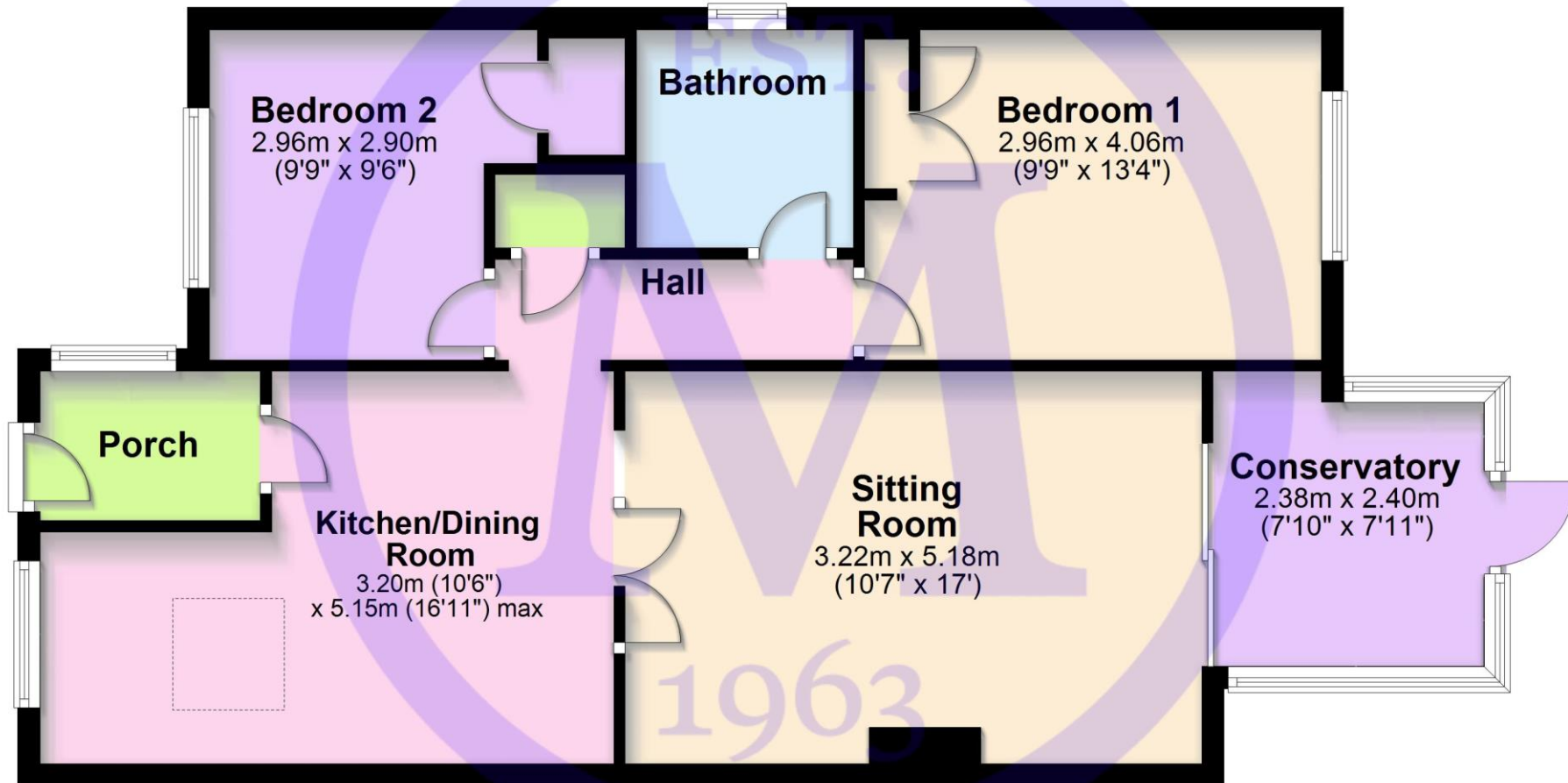
The rear garden has been hard landscaped with high level fencing, a rear gate for access, mature borders, storage shed and the rest of the garden is laid to paving for ease of maintenance.

## *Services*

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

## Floor Plan

Approx. 75.3 sq. metres (810.7 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.

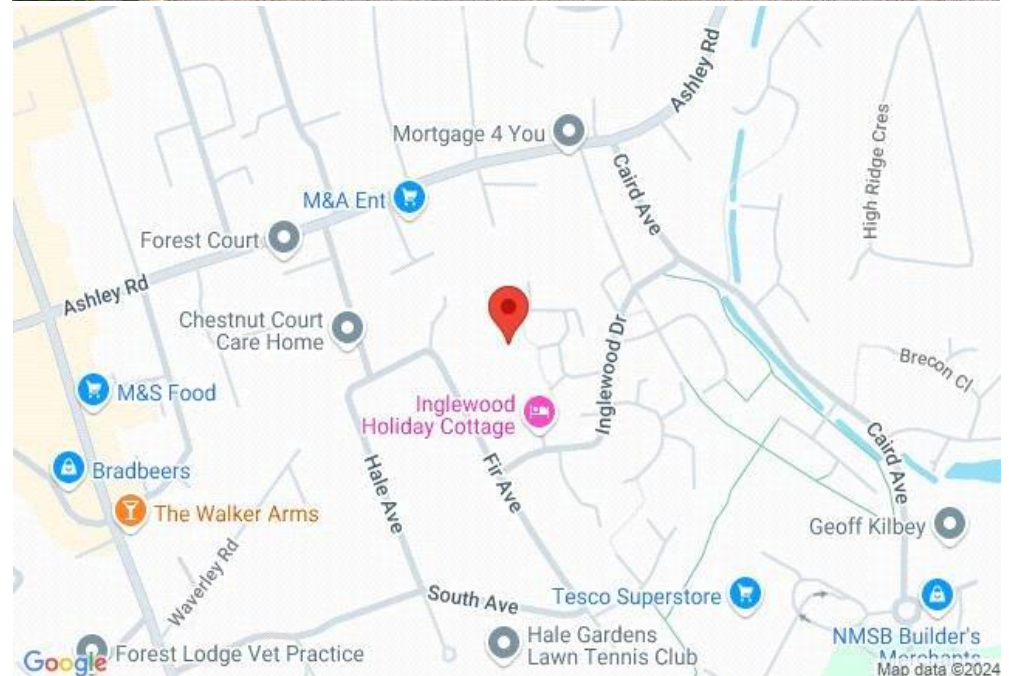
**21 Rothbury Park, New Milton**

## 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 first set of lights and take the second right into Cope Road. At the T-Junction bear left, take the first turning left into Inglewood Drive, take the second left into Rothbury Park, bear right and the property will be found after a short distance on your left hand side.





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