



*22 Forest Oak Drive, New Milton, BH25 5NT*

*£529,950*

**Mitchells**  
1963 — TODAY







*22 Forest Oak Drive  
New Milton  
Hampshire  
BH25 5NT*

This fantastic four bedroom family home is situated in this sought after development and walking distance of New Milton town centre and Ballard Lake. The property offers bright and spacious accommodation with features including a through kitchen/dining room, a ground floor cloakroom, a master bedroom with an en-suite, an integral garage and a south facing garden.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Integral Garage
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- South Facing Garden



## The Property

Entrance hall with stairs to first floor landing, central heating thermostat, radiator and access through to the garage.

The kitchen is fitted with a fantastic range of shaker style wall and base units with a contrasting timber worktop, timber effect flooring, tiled splashback, integrated appliances include one and a half bowl sink with mixer tap over and drainer, tall stand up fridge freezer and a dishwasher, space for cooker, a useful breakfast bar, an attractive outlook to the front and a double glazed door leading out to the side path to the rear garden.

This opens through to the dining room with double casement doors through to the sitting room, a large UPVC window with an outlook over the rear garden and carpeted flooring.

The sitting room is a particular feature of the property with an attractive bay window overlooking the rear garden, double casement doors, TV aerial point, feature fireplace with stone surround and inset electric fire and has a bright southerly aspect.

Ground floor cloakroom with modern suite comprising a WC, chrome heated towel rail, part tiled walls and timber effect flooring.

On the first floor landing is a hatch to the loft space, airing cupboard housing the modern pressurised hot water cylinder and central heating controls.

On the first floor are four bedrooms all benefitting from built in wardrobes with bedrooms one and two being particularly generous doubles with the master enjoying its own luxury en-suite shower room.

The en-suite is fitted with a modern suite comprising a corner shower cubicle with sliding glass shower doors and thermostatic shower attachments, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, wall mounted mirror and UPVC window.

The integral garage has power, lighting and houses the electrical consumer unit.







## *Gardens & Grounds*

To the front of the property is a tarmac driveway giving off road parking for two vehicles with the rest of the garden laid to lawn with mature and colourful beds.

The rear garden as a bright sunny southerly aspect with high level fencing making it extremely private and secluded with a large area of patio, a storage shed, mature borders and with the rest of the garden laid to lawn.

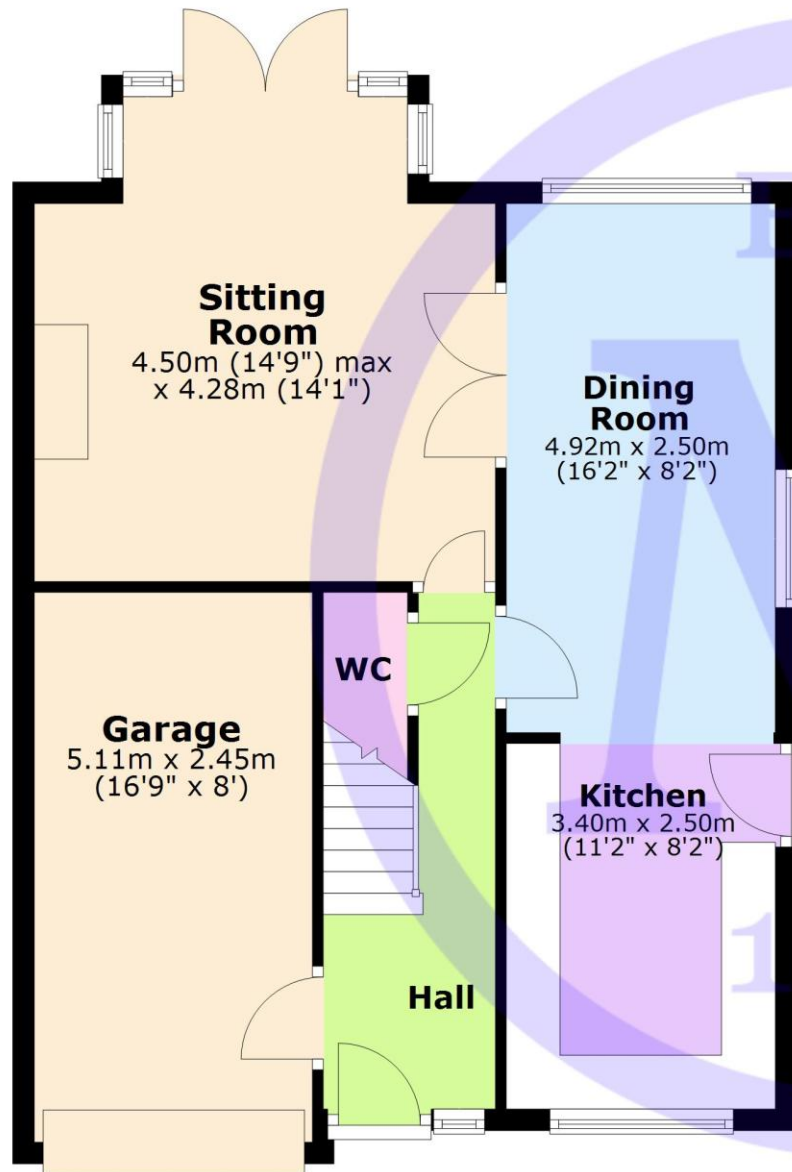
The property offers fantastic accommodation and a viewing is highly recommended.

## *Services*

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

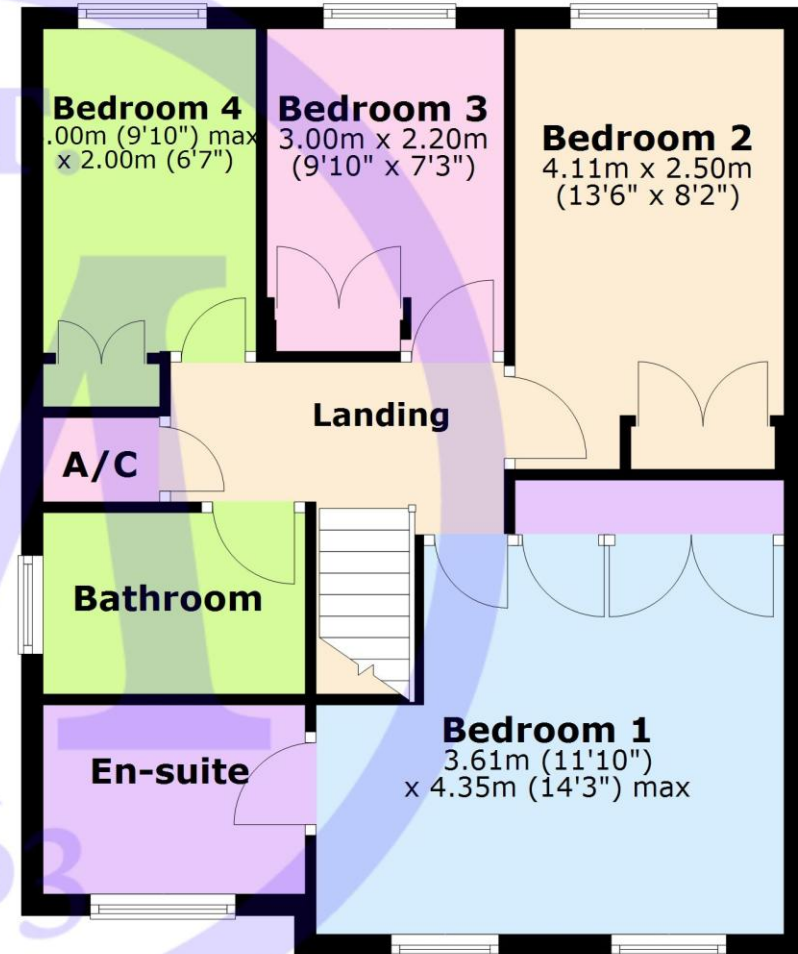
## Ground Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



## First Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



Total area: approx. 118.2 sq. metres (1272.4 sq. feet)

**22 Forest Oak Drive, 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 turn left at the traffic lights and proceed over the railway bridge. Take the fifth turning right into Hollands Wood Drive, first right into Forest Oak Drive 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

**Mitchells**  
1963 — TODAY

