



2 Grasmere Gardens, New Milton, BH25 5HZ

£645,000

Mitchells
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*2 Grasmere Gardens
New Milton
Hampshire
BH25 5HZ*

A substantial detached family house situated in a popular and peaceful residential location and set on a larger than average plot enjoying a sunny south westerly aspect to the rear. The property has been sympathetically extended creating flexible family type accommodation and other features include three reception rooms, a superb ground floor bedroom and shower room, an extended kitchen/breakfast room, three first floor bedrooms, a lovely modern family bathroom, immaculate decorative order throughout, good off road parking and the flexible accommodation can create a ground floor annexe, if required.

- Entrance Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Cloakroom
- Ground Floor Bedroom
- En-Suite Shower Room
- Landing
- Three First Floor Bedrooms
- Family Bathroom
- Garage
- Off Road Parking
- Large Gardens



The Property

Entrance hall with attractive timber effect flooring, double glazed front door and stairs to the first floor.

Lovely sitting room with a feature brick fireplace with a timber mantle and tiled hearth and an inset gas living flame coal effect fire and a pleasant outlook to the front.

Large separate dining room with UPVC double glazed sliding doors onto the patio and a beautiful outlook over the rear garden.

Home office with timber effect flooring, built in furniture, recess ceiling spotlights and an outlook to the front.

Good sized kitchen/breakfast room with a range of wall and base units with a matching worktop and an inset Franke two and a half bowl sink unit with mixer tap over, integrated Miele electric oven, microwave combination oven and warming drawer, touch control induction hob, space for tall fridge freezer, breakfast bar, a double aspect, recess ceiling spotlights and space for washing machine, tumble dryer and upright freezer.

Ground floor cloakroom fitted with a modern white suite.

Ground floor double bedroom with a double aspect and a lovely outlook over the gardens.

Fully tiled en-suite shower room fitted with a luxury white suite comprising a shower cubicle with thermostatic control shower, wash basin with storage beneath, light tube and a chrome ladder style heated towel rail.

First floor landing with trap to the roof space and storage cupboard.

Three first floor bedrooms all with built in wardrobes.

Fully tiled family bathroom fitted with a modern white suite comprising a panel bath with mixer tap over, fully tiled corner shower cubicle, wash basin with storage beneath, WC, tile effect flooring, recess ceiling spotlights, two chrome ladder style heated towel rails and a double airing cupboard housing the wall mounted Worcester gas fired boiler, pressurised hot water cylinder with hot water created by solar panels.





Gardens & Grounds

The property sits on a much larger plot than average for this development with the front garden having a block paved driveway providing off road parking with the remainder laid mainly to lawn, mature flower, shrub and lavender beds and borders.

The attached garage has an electrically operated roller door, power, light and twin timber doors to the rear creating drive through access, if required.

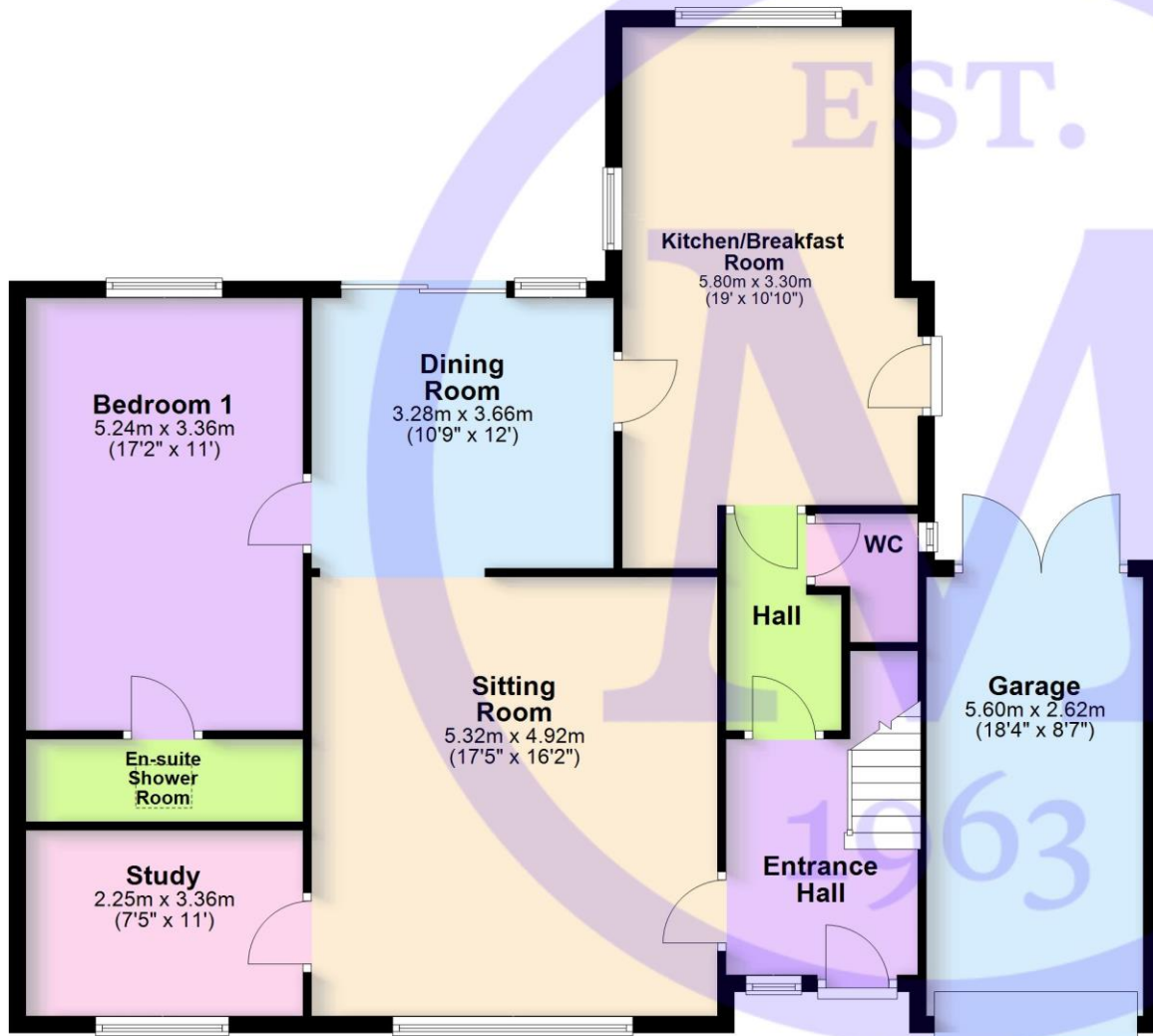
The rear garden is a particular feature of the property having a large area of block paved patio adjoining the rear, leading to an extensive lawned area with mature flower and shrub beds and borders, all enjoying a sunny south westerly aspect.

Services

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

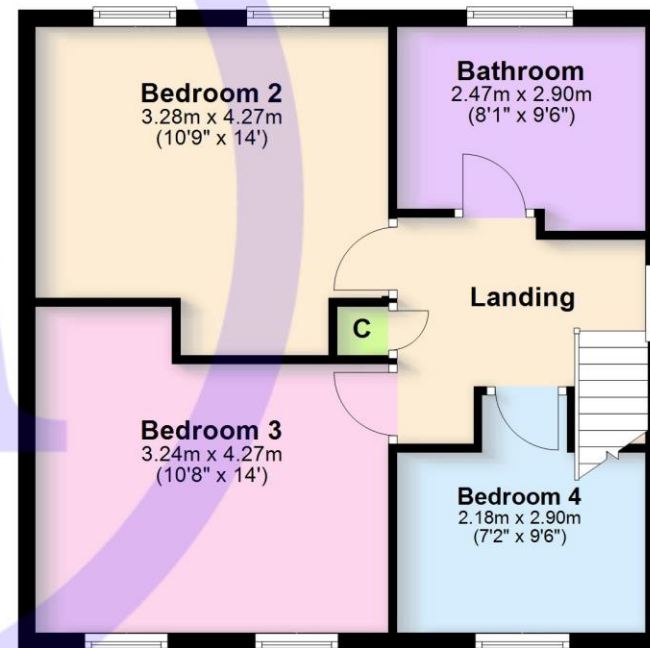
Ground Floor

Approx. 118.7 sq. metres (1277.9 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



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 right into Brook Avenue. At the end bear left into Brook Avenue North. Take the second right into Derwent Road and the first left into Grasmere Gardens where the property will be found ahead of you.





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