



23 Oakwood Avenue, New Milton, BH25 5DY

£539,950

Mitchells
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*23 Oakwood Avenue
New Milton
Hampshire
BH25 5DY*

An extended and refurbished three bedroom detached bungalow situated in a popular position within easy reach of the town centre, mainline railway station and local schools. The property benefits from a superb large garden outbuilding of traditional construction suitable for a variety of uses, an impressive kitchen with quartz worktops, flexible accommodation, a good sized west facing garden and a recently fitted luxury bathroom. The property is offered with no forward chain and an internal viewing is recommended.

- Entrance Hall
- Sitting Room
- Study Area
- Dining Room
- Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Off Road Parking
- Garden Building
- Private Gardens



The Property

Entrance hall with timber flooring and double cloaks cupboard.

Lovely sitting room with a feature UPVC double glazed bay window and an outlook to the front.

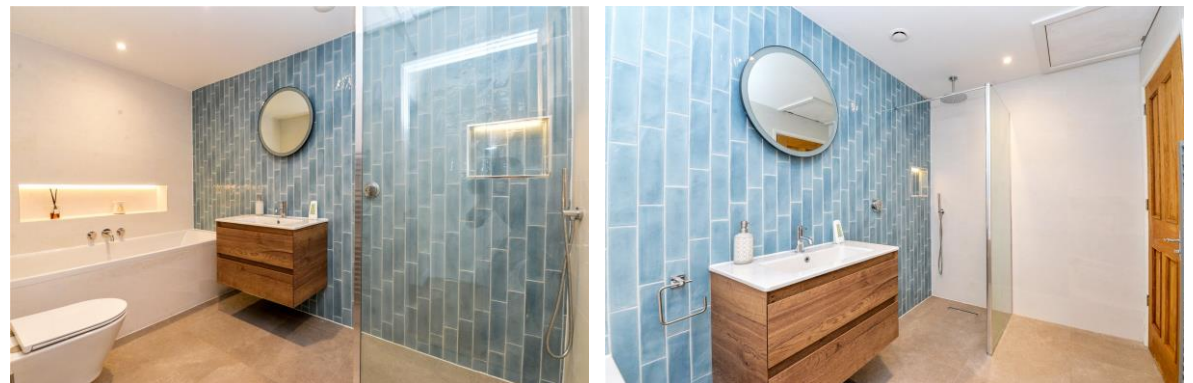
Useful study area with timber flooring and ample room for a computer desk.

Lovely modern kitchen fitted with a range of grey wall and base units with soft closing drawers and doors and quartz worktops and upstands, undermounted one and a half bowl sink with mixer tap over, integrated Bosch dishwasher, touch control Neff induction hob, Smeg extractor fan, Bosch double electric oven and Zanussi fridge and separate freezer, space and plumbing for washing machine, a double aspect, an outlook over the rear garden, large storage cupboard, tiled flooring and direct access to the dining room which has timber effect flooring, contemporary radiators and twin UPVC double glazed casement doors onto the rear decking.

Three good sized bedrooms with the master bedroom having a feature UPVC double glazed bay window to the front aspect and a fully tiled en-suite shower room fitted with a modern white suite with a high level double glazed Velux window providing natural light.

Luxury bathroom recently fitted with a high quality white suite comprising a tiled panel bath with a mixer tap and shower attachment over, wash basin with storage beneath, level access shower, WC, ladder style heated towel rail, attractive wall tiling, recess ceiling spotlights, further recess lighting and extractor fan.

The property is offered with no forward chain and benefits from new cavity wall insulation, a new roof, full re-wire in 2023 and a car charging point.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden laid mainly to attractive block paviour providing good off road parking.

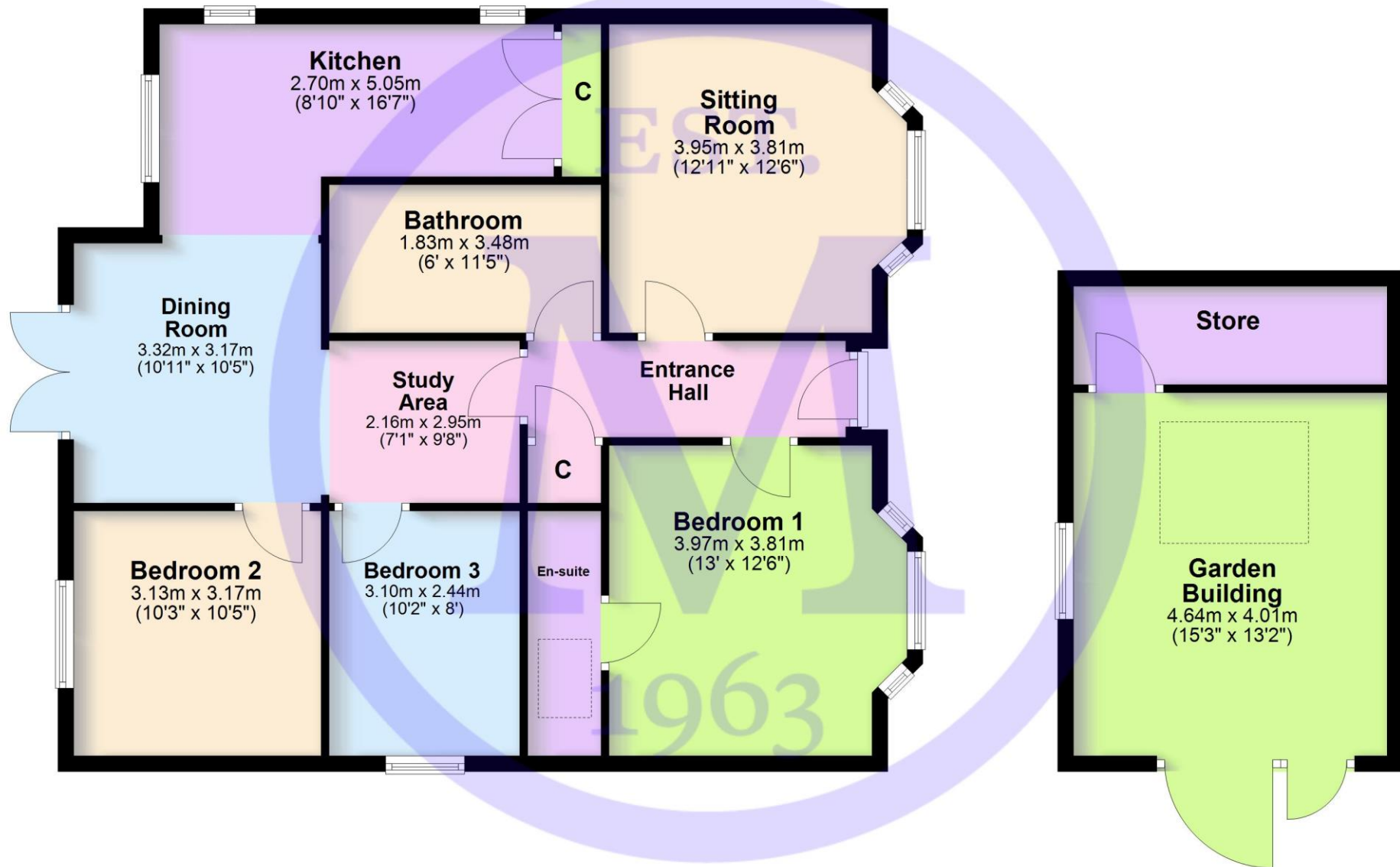
Adjoining the rear of the property is an area of timber decking with steps up to a good sized patio area laid to Indian sandstone patio, ornamental fishpond, lawned area, mature beds and borders providing a good degree of privacy and seclusion and the garden enjoys a sunny westerly rear aspect.

Superb insulated garden building of traditional cavity wall construction with rendered walls and a large roof light providing an abundance of natural light. The building is currently laid out as a home gym with a storage area to the rear but is suitable for a variety of purposes including working from home etc., twin doors provide vehicle access, if required, and the building also benefits from air conditioning, heating, power and ethernet.

Services

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

Floor Plan



'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.'

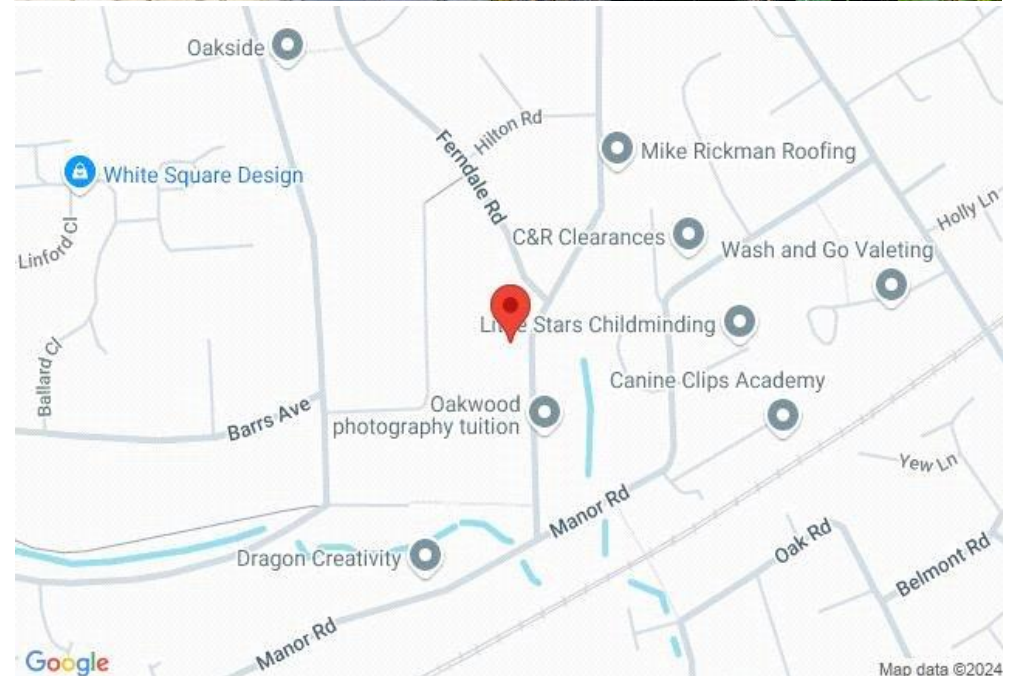
Plan produced using PlanUp.

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 right into Manor Road. Take the second left into Oakwood Avenue where the property will be found on the left hand side.





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