



15 Fernglade, New Milton, BH25 5NZ

£379,950

Mitchells
1963 — TODAY



*15 Fernglade
New Milton
Hampshire
BH25 5NZ*

This fantastic and highly deceptive two double bedroom detached house is situated just a stone's throw of New Milton town centre and mainline railway station. The property offers bright and spacious accommodation with features including two lovely reception rooms, a conservatory, a master bedroom with an en-suite cloakroom and a sunny and secluded south facing garden.

- Entrance Porch
- Dining Room
- Kitchen
- Sitting Room
- Conservatory
- First Floor Landing
- Two Double Bedrooms
- En-Suite Cloakroom
- Family Shower Room
- Driveway
- Garage
- South Facing Garden



The Property

The front door leads through to the entrance porch with carpeted flooring, a storage cupboard with electrical consumer unit and a further shoe cupboard.

This intern leads through to the dining room with stairs to first floor landing, UPVC window with outlook to the front, ample space for furniture and archway leading through to the kitchen.

The kitchen is fitted with a fantastic range of timber effect wall and base units with a contrasting worktop, tiled flooring, part tiled walls, wall mounted Baxi boiler, UPVC door leading out to the garden, UPVC window, stainless steel one and a half bowl sink with mixer tap over and drainer and integrated appliances include a four burner electric hob with extractor fan over, under counter Bosch oven, pull out larder cupboard and space and plumbing for a washing machine and central heating controls.

The sitting room is situated at the side of the property with a bright double aspect, a feature fireplace with inset electric fire and ornate mantle, TV aerial point and double casement doors leading through to the conservatory.

The conservatory is constructed of a dwarf cavity brick wall, UPVC windows, double casement doors onto the garden, a polycarbonate roof, power, lighting, heating and enjoys views over the south facing garden.

On the first floor landing is a UPVC window for light, hatch to the loft space and an airing cupboard housing the hot water cylinder and slated shelves for storage.

Also on the first floor are two lovely double bedrooms with the master being particularly spacious having a bright double aspect and benefitting from an en-suite cloakroom.

The en-suite cloakroom is a particularly generous size with plenty of potential to turn into an en-suite shower room and is currently fitted out with a wash hand basin with mixer tap over, WC with hidden cistern, UPVC window, mirror fronted medicine cabinet with built in light and wardrobe with sliding mirror fronted doors.

Bedroom two also benefits from a large double wardrobe and has ample space for a king sized bed.

The family shower room has been recently updated and now benefits from having tiled flooring, fully tiled walls and a modern suite comprising a large corner shower cubicle with sliding glass shower doors and Aqualisa shower attachment, WC, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail and UPVC window.





Gardens & Grounds

To the front of the property is a block paved driveway giving access to the single garage with a pitched tiled roof, up and over door, power and lighting.

The rear garden is generally laid to the lawn with high level fencing making it extremely private and secluded with a lovely patio area and a side path giving access to a further area of garden with a greenhouse, raised flower bed and storage shed.

The property is offered with vacant possession and a viewing is highly recommended.

Services

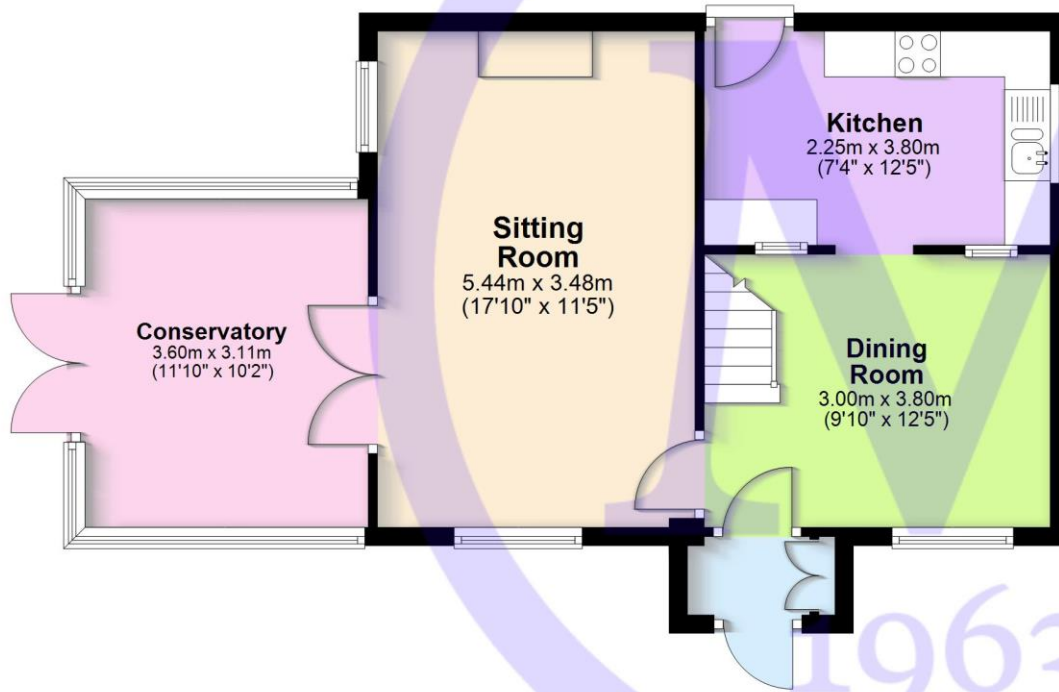
- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed



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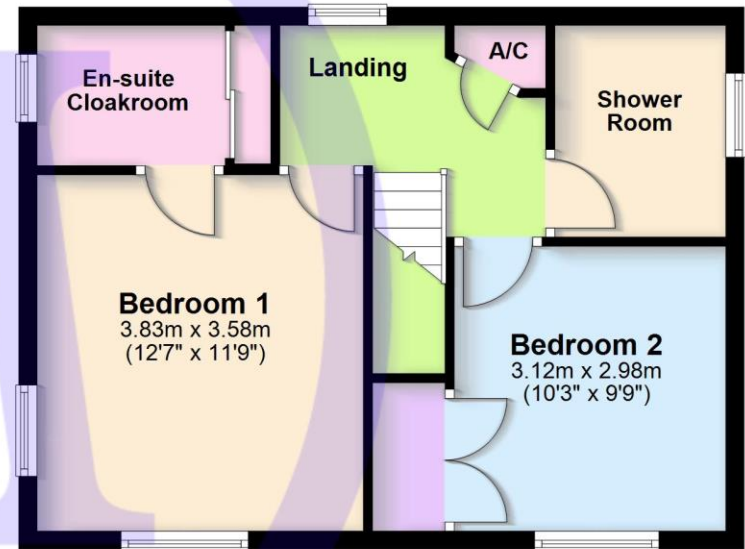
Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



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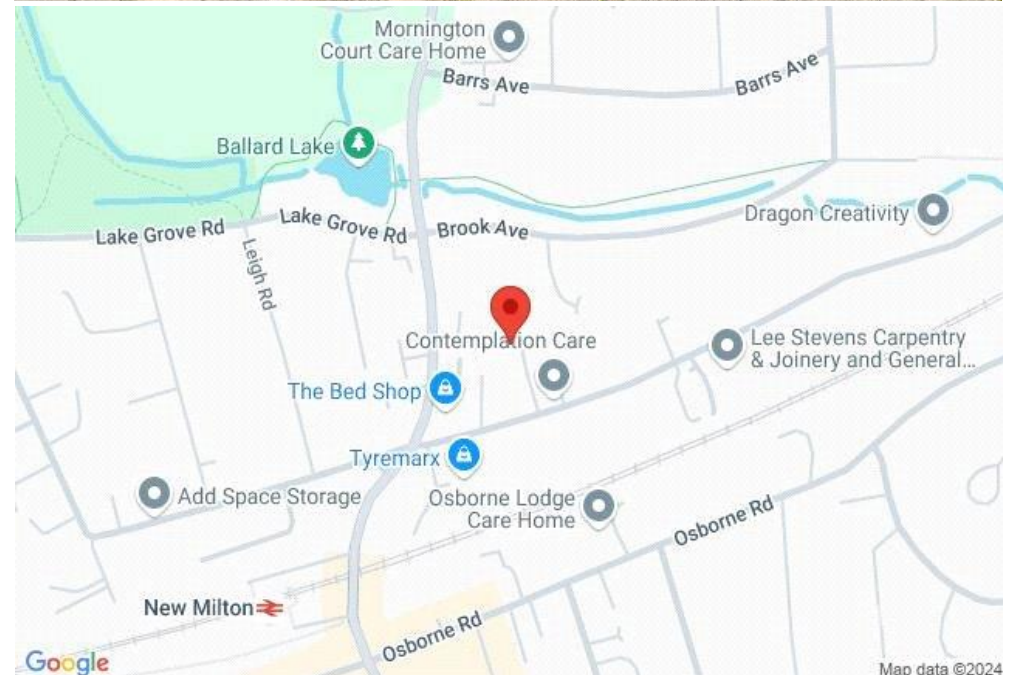
Total area: approx. 95.2 sq. metres (1024.9 sq. feet)

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 first right into Manor Road, first left into Fernglade where the property will be seen on your left hand side.





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