



*31 Velvet Lawn Road, New Milton, BH25 5GE*

*£675,000*

**Mitchells**  
1963 — TODAY



*31 Velvet Lawn Road  
New Milton  
Hampshire  
BH25 5GE*

A superbly designed and substantial detached family house, occupying a prime position within the development and set on a large plot with a lovely wooded backdrop. The property offers five bedrooms, four reception rooms, three bath/shower rooms, a separate utility room, and a double garage. It is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Breakfast Room
- Study
- Utility Room
- Cloakroom
- Landing
- Five Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Double Garage
- Off Road Parking
- Large Garden



## The Property

Superb, large sitting room featuring a brick fireplace with a tiled hearth, tiled mantel and open fire, along with a UPVC double glazed bay window to the front aspect.

Separate dining room with double glazed doors opening onto the patio and a lovely outlook over the rear garden.

Kitchen fitted with an excellent range of cream wall and base units, contrasting timber effect worktops, an inset sink unit with mixer tap over, and integrated double electric oven, hob and extractor.

A wide archway leads through to the separate family/breakfast room, with timber flooring and sliding patio doors opening onto the rear garden.

Useful separate utility room with a further range of storage units, space for a washing machine and tumble dryer, and a modern Worcester gas fired boiler.

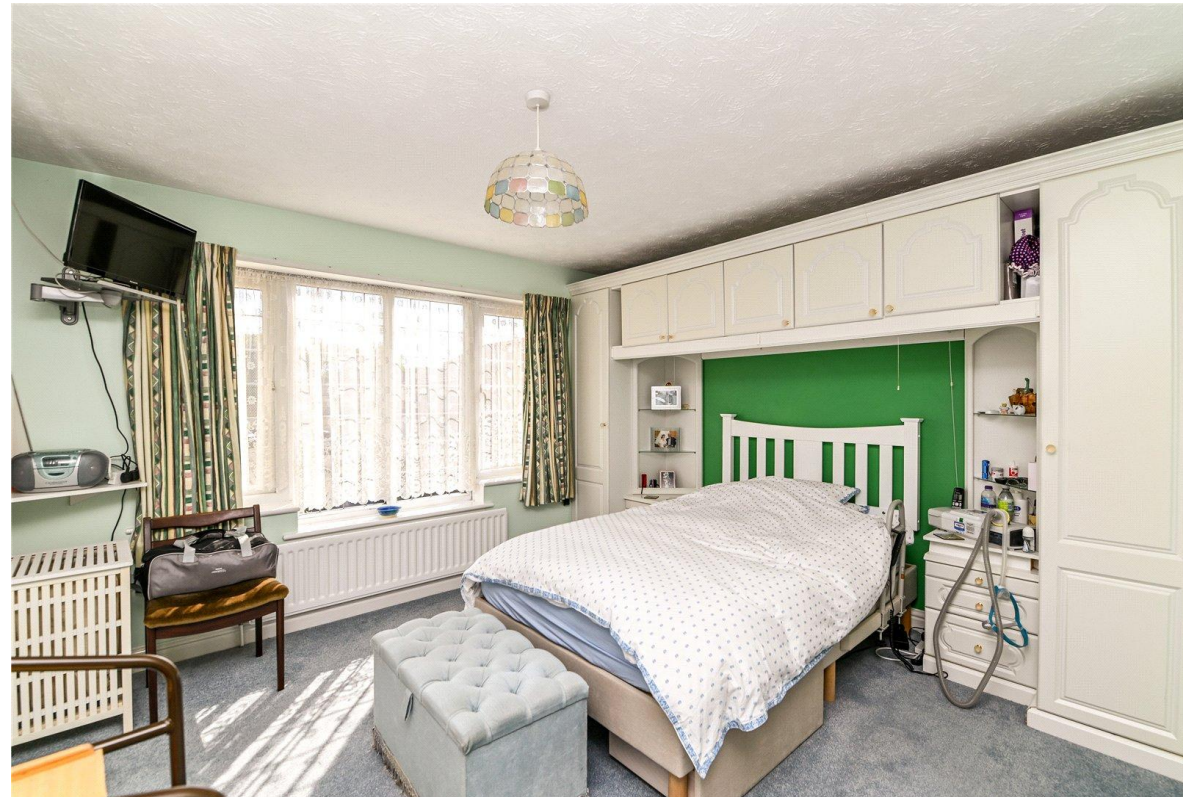
Ground floor study with an outlook to the front.

Fully tiled ground floor cloakroom.

Attractive split level landing with a trap to the roof space and an airing cupboard.

Five good sized bedrooms, with two larger bedrooms benefiting from built-in wardrobes and en-suite shower rooms.

Fully tiled family bathroom.





## Gardens & Grounds

The front garden is laid mainly to lawn, with mature hedging separating it from the pavement. A tarmac and block paviour driveway provides good off road parking and leads to the integral double garage with twin up and over doors.

The large rear garden is a particular feature of the property, offering a good sized block paved patio, with the remainder laid mainly to lawn. There are mature, well stocked borders, a large insulated garden chalet with power, a timber summerhouse, a good degree of privacy and a lovely wooded backdrop.

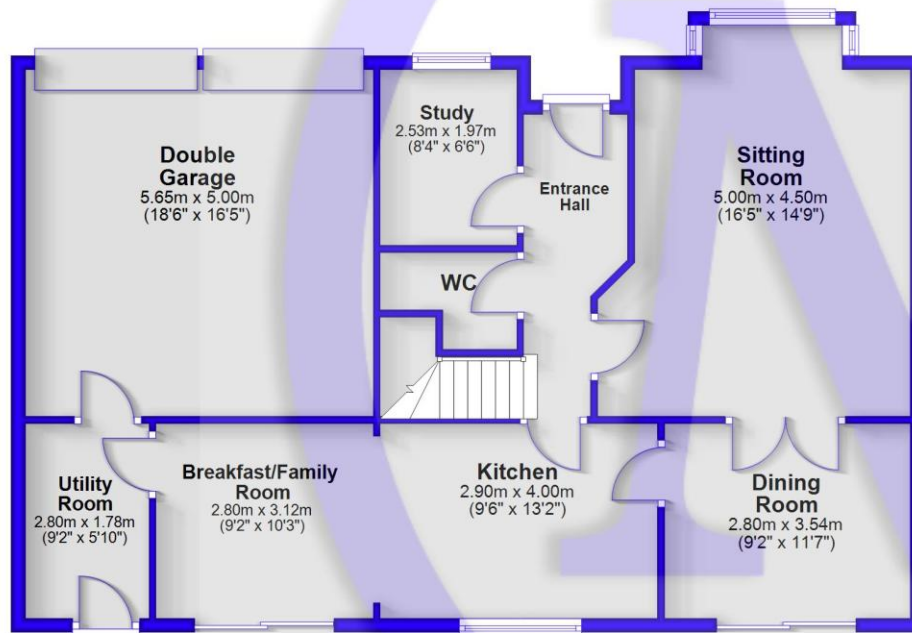
## Services

- Mains gas, electric, drainage and water
- Council Tax Band F
- Energy Performance Rating D

EST.

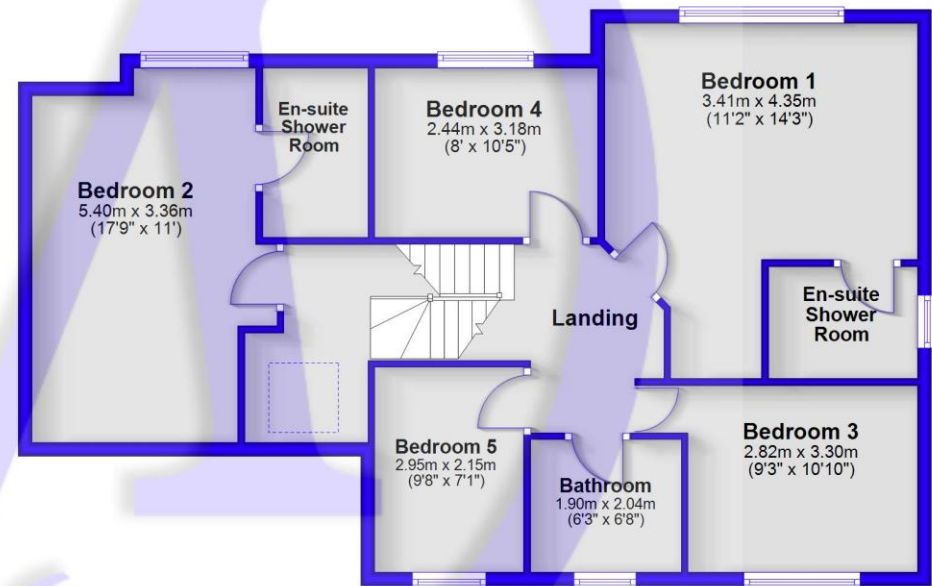
### Ground Floor

Approx. 104.5 sq. metres (1125.0 sq. feet)



### First Floor

Approx. 85.9 sq. metres (924.9 sq. feet)



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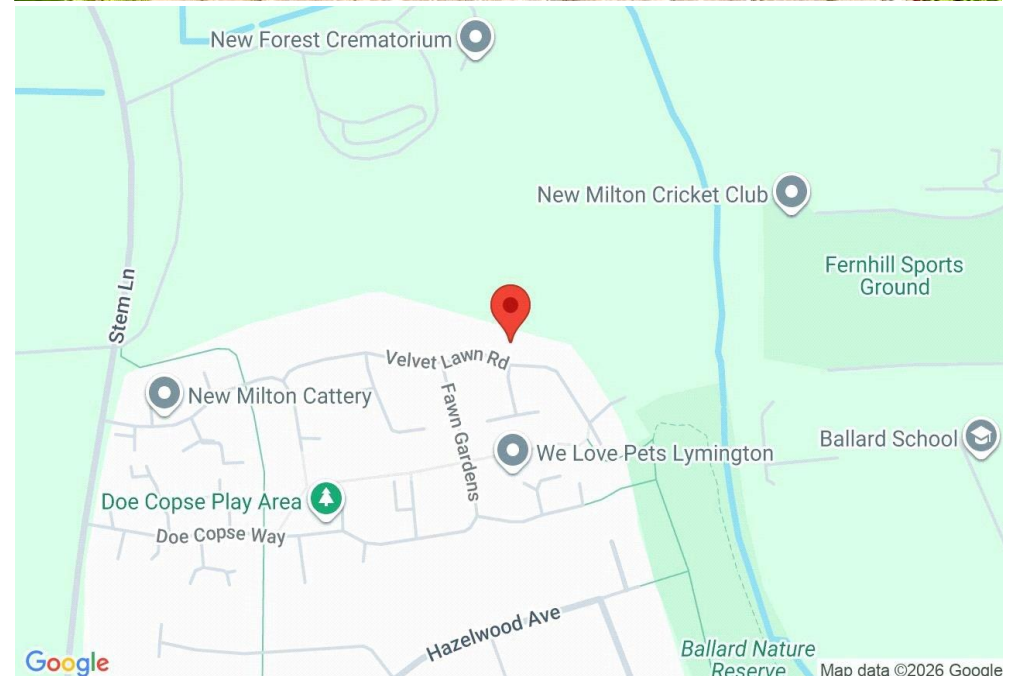
Total area: approx. 190.4 sq. metres (2049.9 sq. feet)

## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

## Directions

From Mitchells, proceed along Old Milton Road. At the roundabout, continue straight across and take the first turning on the right into Gore Road. After approximately half a mile, turn right into Stem Lane. Take the seventh turning on the right into Antler Drive and bear left into Velvet Lawn Road, 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

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