



5 Chestnut Grove, New Milton, BH25 5WU

£450,000

Mitchells
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*5 Chestnut Grove
New Milton
Hampshire
BH25 5WU*

A high quality and attractive three bedroom semi-detached house built approximately sixteen years ago by highly regarded local developers, Pennyfarthing Homes, to their usual excellent standard of specification. The property is situated in a convenient location within walking distance of New Milton town centre and the mainline railway station and other features include a good sized kitchen/breakfast room, an en-suite shower room to the master bedroom, a ground floor cloakroom, built in wardrobes, off road parking and a lovely double aspect sitting/dining room with casement doors onto the garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Off Road Parking
- Private Gardens



The Property

Entrance hall with stairs to the first floor and a double glazed front door.

Lovely double aspect sitting/dining room with a feature stone fireplace, large understairs storage cupboard and twin UPVC double glazed doors onto the patio and rear garden.

Good sized kitchen/breakfast room fitted with a range of modern wall and base units with soft closing drawers and doors and with a contrasting stone effect worktop with an inset one and a half bowl sink unit with a mixer tap over, integrated double electric oven, four burner gas hob and extractor, space for washing machine and tall fridge freezer, integrated fridge, wall mounted glow worm gas fired boiler concealed in cupboard, under cupboard lighting, tiled flooring, recess ceiling spotlights, a feature UPVC double glazed bay window and ample room for a kitchen table.

Ground floor cloakroom fitted with a modern white suite.

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

Three first floor bedrooms, two of which have high quality built in wardrobes and with the master bedroom having a feature UPVC double glazed bay window and a fully tiled en-suite shower room fitted with a modern white suite.

Fully tiled family bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over, wash basin with storage beneath, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The front garden is laid mainly to block paviour providing off road parking for two vehicles and with mature beds and borders.

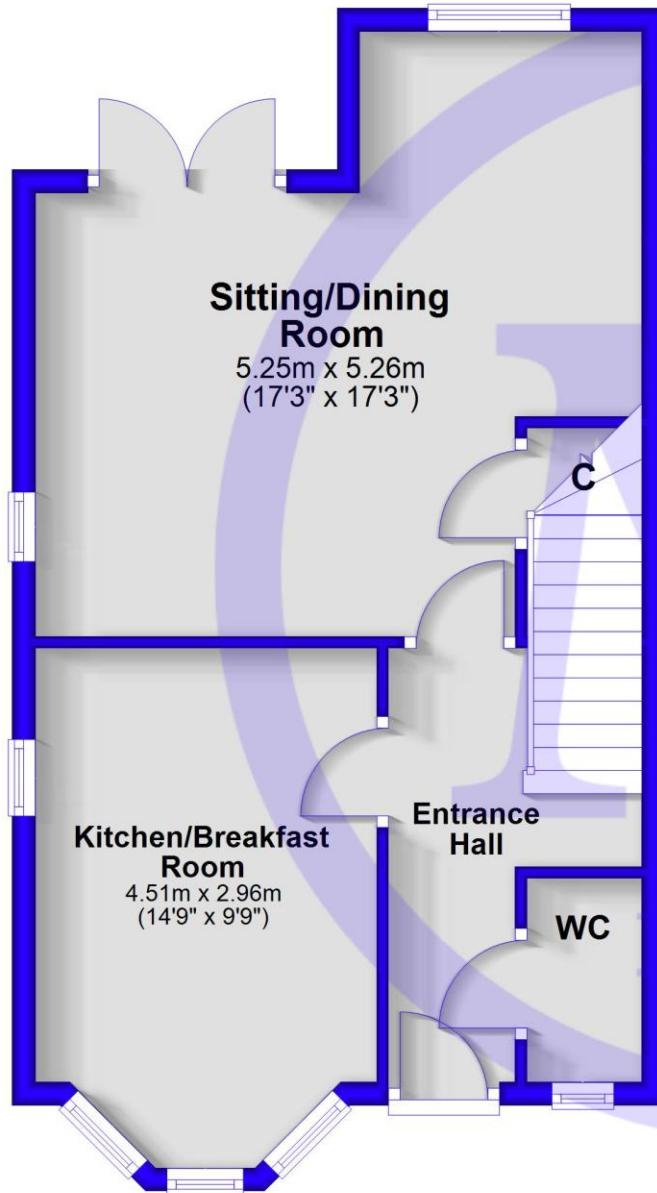
Adjoining the rear of the property is an area of textured paved patio with the remainder of the rear garden laid mainly to lawn with well stocked and colour flower and shrub borders, timber garden shed and a timber gate providing side access.

Services

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

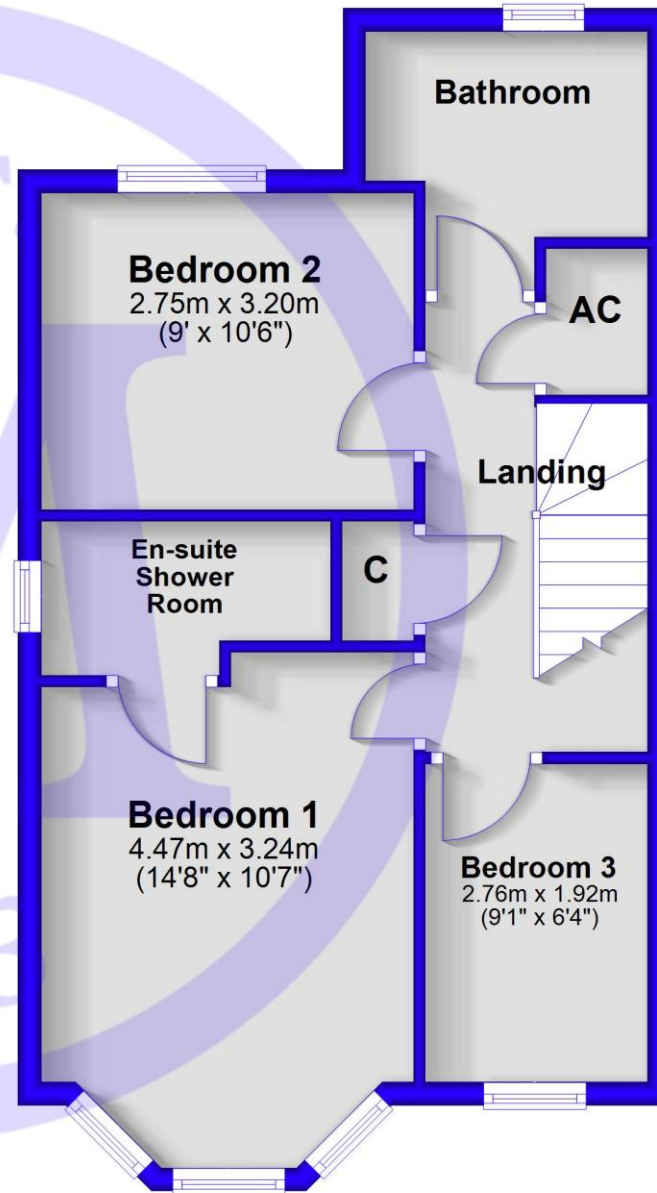
Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



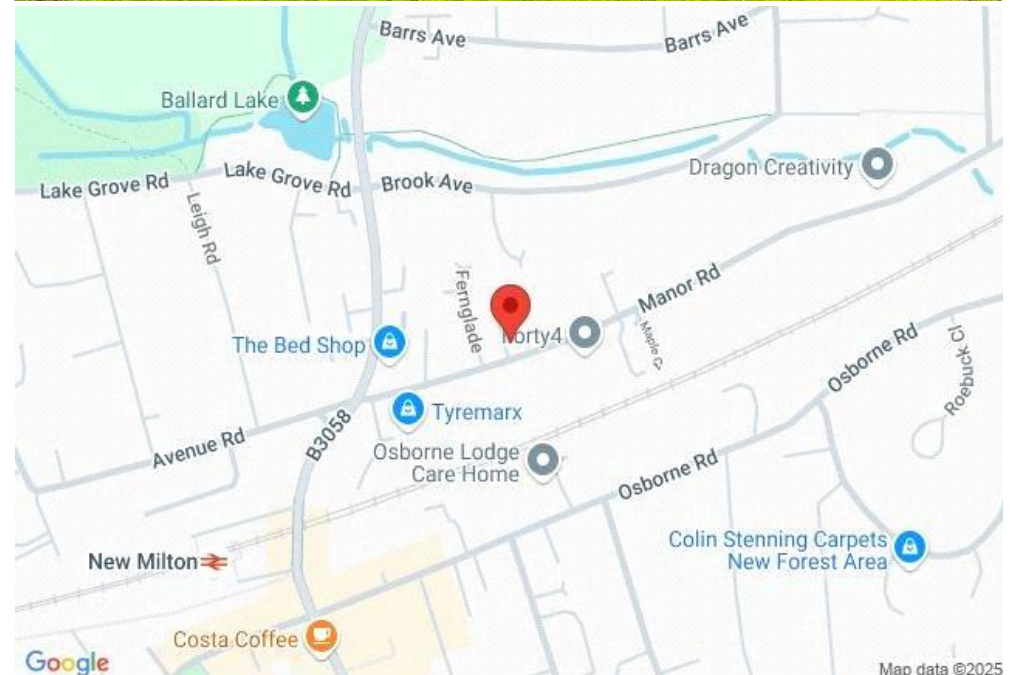
Total area: approx. 90.5 sq. metres (974.4 sq. feet)

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 turning right into Manor Road where the property will be seen after a short distance on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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