



11 Doe Copse Way, New Milton, BH25 5GB

£300,000

Mitchells
1963 — TODAY



*11 Doe Copse Way
New Milton
Hampshire
BH25 5GB*

A beautifully presented two bedroom house situated on the edge of a popular development within level walking distance of New Milton town centre and mainline railway station. Features of the property include a modern kitchen and bathroom, two large double bedrooms, spacious sitting/dining room and conservatory with doors onto the landscaped rear garden.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Conservatory
- Landing
- Two Double Bedrooms
- Family Bathroom
- Landscaped Gardens
- Allocated Parking



The Property

Entrance hall with wood effect flooring, stairs to first floor and modern electrical consumer unit

Kitchen with a good range of modern shaker style wall and base units with contrasting marble effect worktop, a continuation of the wood effect flooring, integrated electric oven and four burner induction, integrated dishwasher, sink unit and drainer with mixer tap over and pleasant outlook to the front of the property and space for fridge freezer and washing machine.

Sitting/dining room with continuation of the wood effect flooring, useful understair storage cupboard and double casement doors leading to the conservatory.

Conservatory with polycarbonate roof, radiator, power and double casement doors onto the rear garden.

First floor landing with trap and drop down ladder leading to roof space.

Modern family bathroom with tile effect flooring, UPVC double glazed window and modern suite comprising of panel bath with mixer tap over and shower attachment and glass shower screen, WC, wash hand basin with storage beneath and chrome ladder style heated towel rail.

Both bedroom one and two are generous double bedrooms with bedroom one benefitting from an outlook to the rear. Bedroom two has an airing cupboard which houses the pressurised hot water tank.





Gardens & Grounds

At the front of the property is an area of decorative shingle with a paved footpath leading to the front door.

The rear garden has been well landscaped and features a large area of patio making a great place for outside entertaining with the rest mainly laid to lawn and a gate leading to the allocated parking.

Services

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

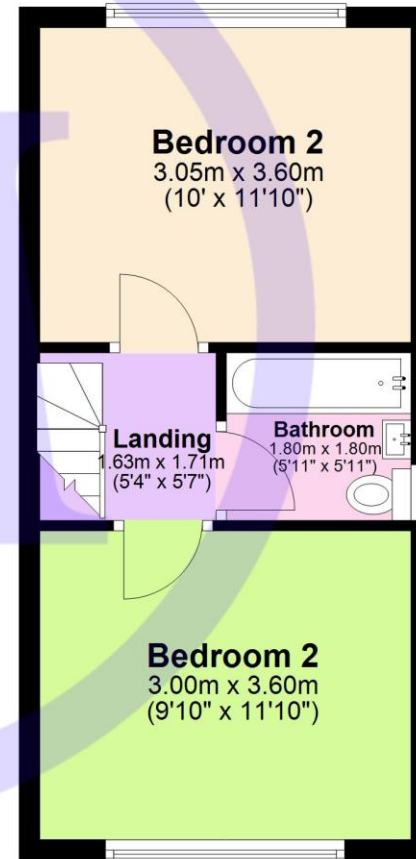
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



Total area: approx. 62.9 sq. metres (677.5 sq. feet)

'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.'

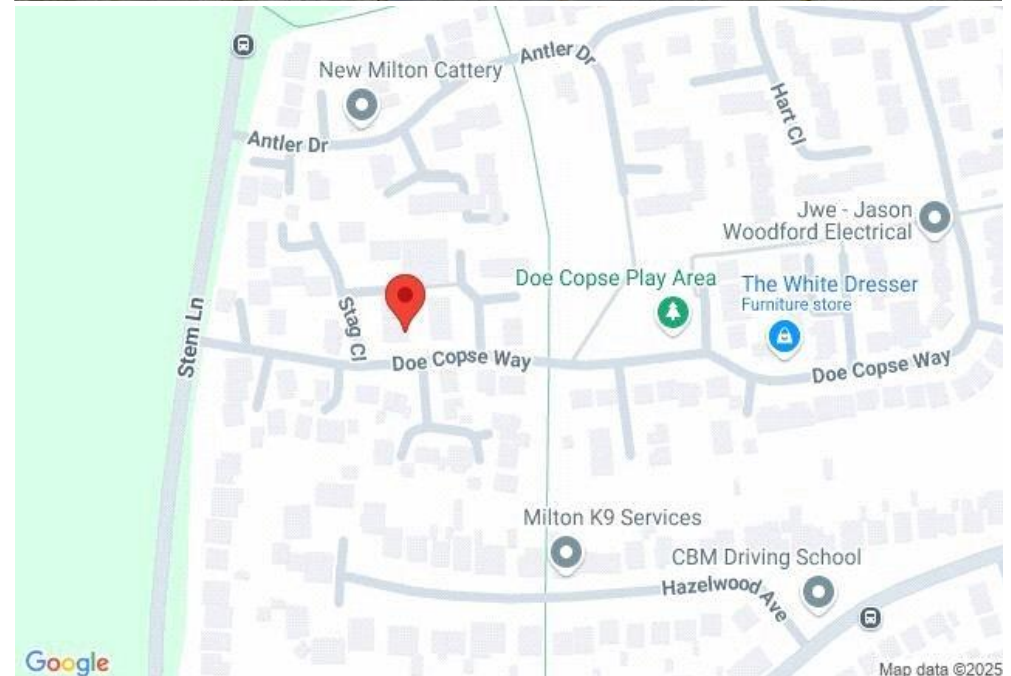
Plan produced using PlanUp.

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 proceed along Old Milton Road. At the roundabout continue straight across and take the first turning right into Gore Road. After approximately half a mile turn right into Stem Lane, take the fifth turning right into Doe Copse Way where the property will be found on the left hand side.





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