



11 Ferndale Road, New Milton, BH25 5EX

£599,950

Mitchells
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*11 Ferndale Road
New Milton
Hampshire
BH25 5EX*

A deceptive four/five bedroom detached family style chalet situated in a popular and convenient position within easy reach of the town centre, local schools and mainline railway station. The property has been thoughtfully and substantially extended and refurbished in recent years and now offers superb flexible accommodation including a stunning large sitting/dining room, a good sized kitchen with a separate utility room, an impressive entrance hall with a timber and glass staircase to the galleried landing, two ground floor double bedrooms, a ground floor shower room, two first floor double bedrooms with one having the added benefit of two further adjoining rooms, ideal for an annexe type set up, if required. Another feature is the private rear garden which enjoys a sunny south westerly aspect and has a heated swimming pool.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- Galleried Landing
- First Floor Bathroom
- First Floor Double Bedroom
- First Floor Suite Comprising
- Three Additional Rooms
- Off Road Parking
- Private Gardens
- Swimming Pool



The Property

Spacious entrance hall with a double glazed front door, timber effect flooring and an impressive open glass staircase to the galleried landing.

Superb open plan living/dining space with attractive timber effect flooring, contemporary radiators, recess ceiling spotlights and twin double casement doors onto the private rear garden.

Good sized kitchen fitted with a range of white wall and base units with a contrasting granite worktop and upstands with a one and a half bowl sink unit with mixer tap over, integrated double electric oven, Neff combination oven, four burner gas hob, extractor, space for American style larder fridge, tiled flooring, recess ceiling spotlights and an outlook to the front.

Useful separate utility room with a further range of wall and base units with a dark worktop and an inset sink unit with mixer tap over, space for tumble dryer and washing machine, tiled flooring, recess ceiling spotlights and a UPVC double glazed door to outside.

Two ground floor double bedrooms with the master bedroom having twin UPVC double glazed doors onto the rear garden and an excellent range of built in wardrobes.

Fully tiled ground floor shower room fitted with a modern white suite comprising a large shower cubicle with a glass shower screen, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights and an extractor fan.

Attractive galleried landing.

First floor double bedroom with an excellent range of built in wardrobes.

First floor bathroom fitted with a white suite comprising a tiled panel bath, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights and an extractor fan.

Second first floor double bedroom benefitting from a double aspect and two further adjoining rooms which could create excellent space for home offices or an annexe type set up.





Gardens & Grounds

The front garden is laid almost entirely to a large area of block paviour hardstanding giving off road parking for numerous vehicles and ample space for a caravan or boat, if required.

Adjoining the rear of the property is a large area of textured paved patio configured around a superb heated swimming pool. The remainder of the garden is laid mainly to lawn for ease of maintenance, all enjoying a sunny south westerly aspect and a good degree of privacy and seclusion.

Services

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



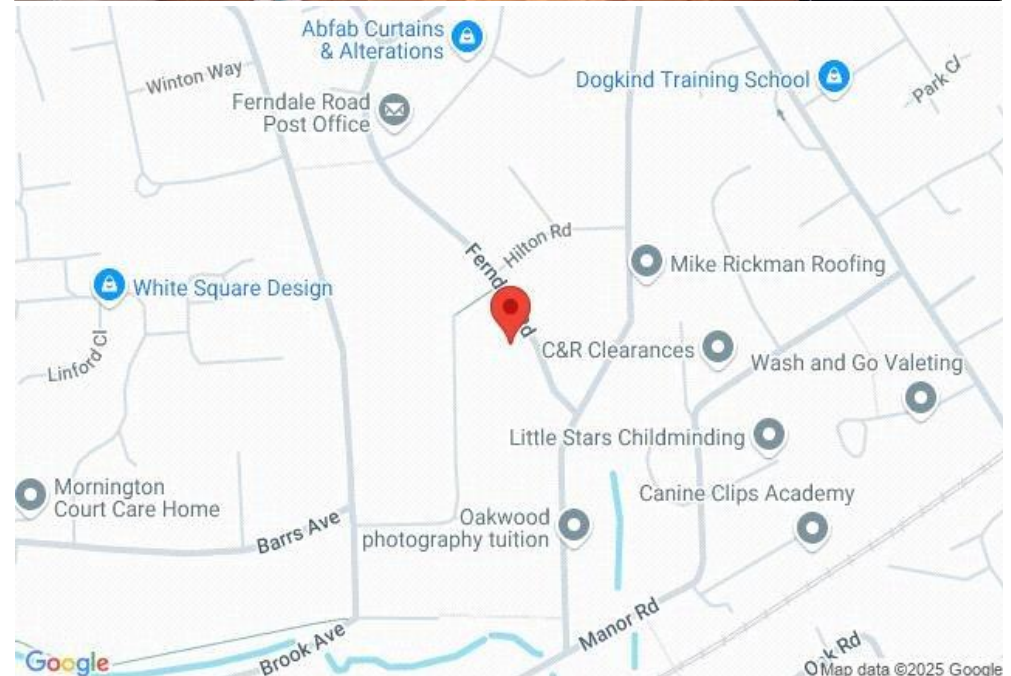
Total area: approx. 155.9 sq. metres (1677.9 sq. feet)

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





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