



*The Old Coach House, 31 Kennard Road, New Milton,*

*£925,000*

**Mitchells**  
1963 — TODAY



*The Old Coach House*  
*31 Kennard Road*  
*New Milton*  
*Hampshire*  
*BH25 5JS*

This absolutely stunning former Coach House is situated just a short walk of New Milton town centre and mainline railway station. The property offers bright and spacious accommodation with features including a fantastic kitchen/family room, an impressive sitting room, a spacious entrance hall, a master bedroom with a walk in dressing room and a private and secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Study
- Kitchen/Family Room
- Utility Room
- First Floor Landing
- Four Bedrooms
- Walk In Dressing Room
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Double Garage
- Private & Secluded Garden



# The Property

Entrance hall with tiled timber effect flooring, attractive bay window overlooking the garden, stairs to first floor landing and understairs storage cupboard.

The ground floor cloakroom has been beautifully finished with a modern suite comprising a wash hand basin with mixer tap over and storage beneath, WC and a chrome heated towel rail.

The main sitting room is a particularly generous room with solid wood flooring, feature fireplace with inset woodburning stove and a bright double aspect with double casement doors leading out to the patio and rear garden.

The ground floor study could double up as an additional ground floor bedroom with a bright double aspect with double casement doors leading out to the patio and rear garden and a feature bay window.

The kitchen/family room is a particular feature of this property with a fantastic range of shaker style wall and base units with a contrasting worktop, integrated appliances include a recently fitted five burner gas hob with stainless steel splashback and extractor fan over, eyelevel double oven, tall stand up fridge freezer, dishwasher, ceramic one and a half bowl sink with mixer tap over and drainer, breakfast bar, underfloor heating and this wraps round to both the utility area and family area.

Utility area with stable style door leading out to the rear garden, space and plumbing for a washing machine, tumble dryer and tall stand up fridge freezer.

The family area has a triple aspect with two feature bay windows, ample space for dining and additional sitting area and a modern living flame gas fire.

On the first floor are four lovely bedrooms with bedroom one being a particularly spacious room with a bright triple aspect, double casement doors to a Juliet balcony and enjoys a recently fitted walk in wardrobe with a large area of hanging space and shelving.

Bedroom two is situated at the rear of the property and is a lovely king sized room enjoying views over the garden and its own luxury en-suite bathroom.

The en-suite bathroom is fitted with a modern suite comprising a pedestal wash hand basin with mixer tap over, WC, panel bath with mixer tap over and shower attachment, glass shower screen, chrome heated towel rail and two UPVC windows.

Bedroom four is currently used as a gym.

Family shower room with tile effect flooring, panel wall, loft hatch, airing cupboard housing the modern Worcester combination boiler and slated shelves for storage and suite comprising a wash hand basin with mixer tap over and storage beneath, walk in shower with thermostatic shower attachments and glass shower door, WC with hidden cistern and chrome heated towel rail.





## *Gardens & Grounds*

To the front of the property are double timber gates leading through to the front garden which has been laid to shingle with a high level brick wall, mature planting making the front extremely private and secluded, a driveway with off road parking for three to four vehicles gives access to the double garage which is currently set up as a workshop being fully insulated with power and lighting.

To the rear of the property is a beautifully landscaped and secluded garden with two patio areas and with the rest of the garden laid to lawn with mature and colourful planting and high level fencing making it extremely private and secluded.

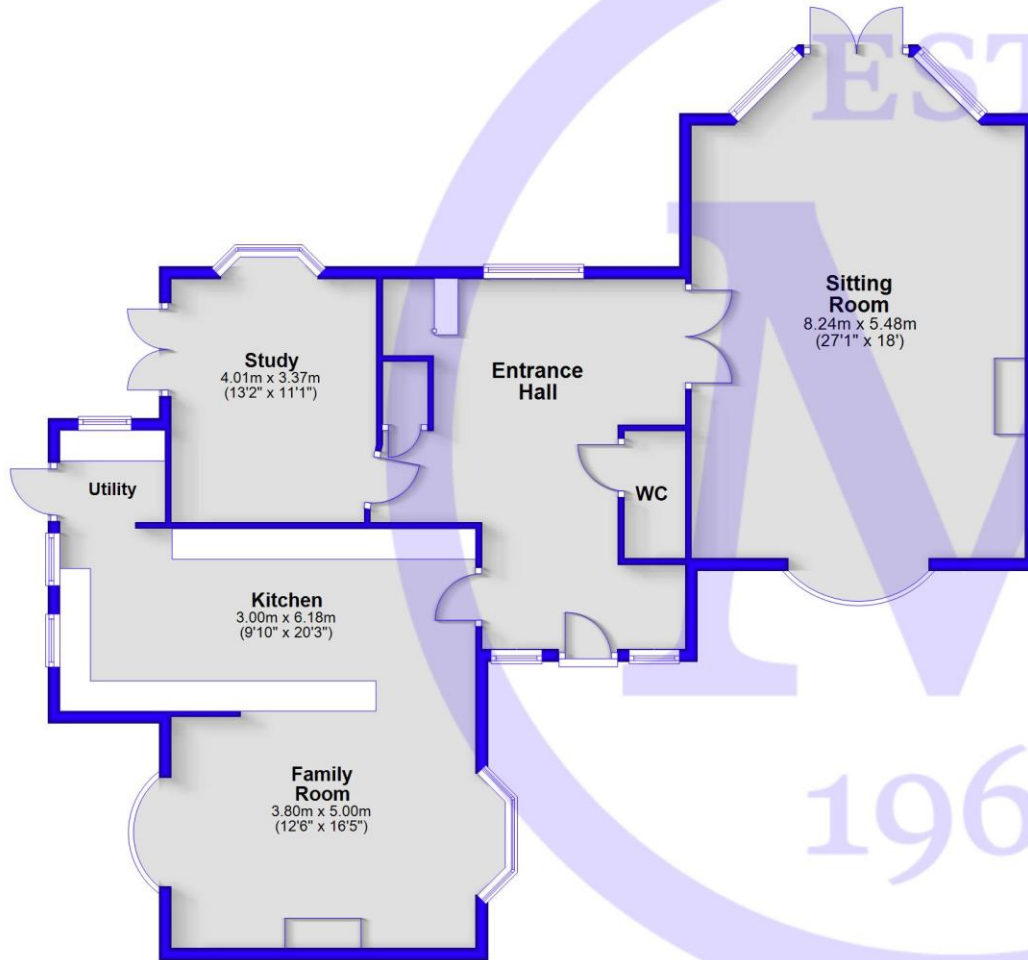
The property was built in approximately 1906 and retains many of its original features but has been extended and refurbished in recent years with features now including modern UPVC sash style windows and modern central heating.

This property must be viewed to be fully appreciated.

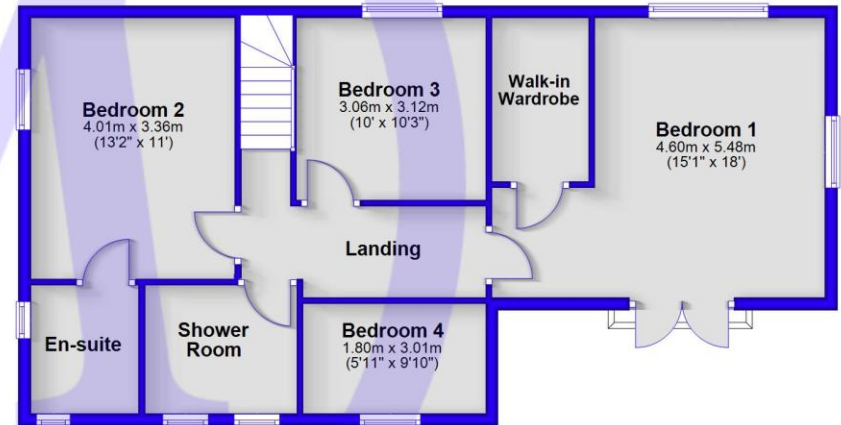
## *Services*

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

**Ground Floor**  
Approx. 128.0 sq. metres (1378.2 sq. feet)



**First Floor**  
Approx. 74.6 sq. metres (802.5 sq. feet)



Total area: approx. 202.6 sq. metres (2180.7 sq. feet)

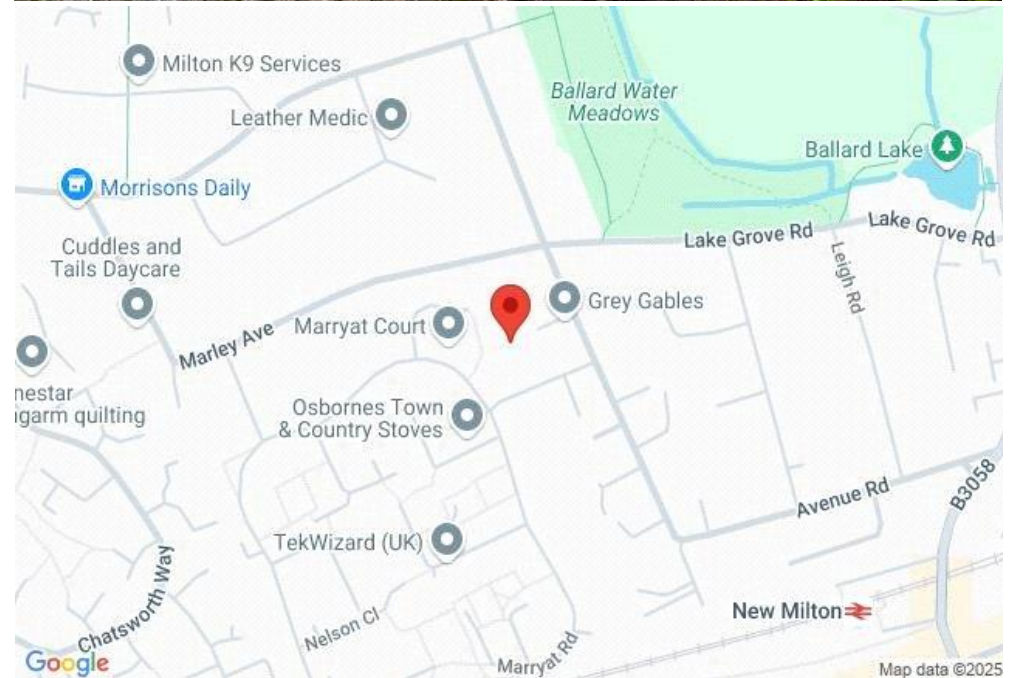


## Situation

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 left into Avenue Road. At the end bear right into Kennard 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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