



*9 Roebuck Close, New Milton, BH25 6AJ*

*£535,000*

**Mitchells**  
1963 — TODAY







*9 Roebuck Close  
New Milton  
Hampshire  
BH25 6AJ*

An outstanding two double bedroom detached bungalow, presented in excellent order throughout, having recently been comprehensively modernised and thoughtfully extended. Other features of the property include a good sized and private rear garden, luxury en-suite facilities to both bedrooms, a stunning large kitchen/dining room, casement doors onto the patio, a lovely double aspect sitting room, and good off road parking. An internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Utility Room
- Cloakroom
- Two Double Bedrooms
- En-Suite Bathroom
- En-Suite Shower Room
- Off Road Parking
- Detached Garage
- Private Gardens



## The Property

Spacious entrance hall with a UPVC double glazed front door, recessed ceiling spotlights, and a trap to the roof space with a pull down ladder.

Stunning modern kitchen/breakfast room, fitted with an excellent range of high quality wall and base units featuring soft closing drawers and doors, stone worktops, and an undermounted sink with mixer tap. Integrated Neff double electric oven, combination oven, and induction hob, along with a dishwasher and integrated fridge. Along with tiled flooring, recessed ceiling spotlights, a contemporary extractor, and UPVC double glazed casement doors leading to the patio and rear garden.

Double aspect sitting/dining room with recessed ceiling spotlights and twin UPVC double glazed casement doors opening to the outside.

Useful separate utility room with a further range of wall and base units, matching worktops, and an inset sink unit with mixer tap. Space for a washing machine and tumble dryer. Along with recessed ceiling spotlights, an extractor fan, and tiled flooring.

Cloakroom, fitted with a modern white suite.

Two double bedrooms, with the master bedroom benefitting from an excellent range of built-in furniture and a luxurious, fully tiled en-suite bathroom. The en-suite includes a tiled panelled bath, wash basin with storage beneath, WC, tiled flooring, separate fully tiled shower cubicle, recessed ceiling spotlights, extractor fan, and a chrome ladder style heated towel rail.

The guest bedroom also benefits from en-suite facilities comprising a large walk-in, fully tiled shower cubicle with a glass shower screen, wash basin with storage beneath, WC, tiled flooring, recessed ceiling spotlights, extractor fan, and a chrome ladder style heated towel rail.







## *Gardens & Grounds*

The front garden is laid mainly to an attractive resin driveway with decorative brick edging, providing excellent off road parking. A block paved driveway extends along the side of the property, offering further off road parking and leading to the detached garage.

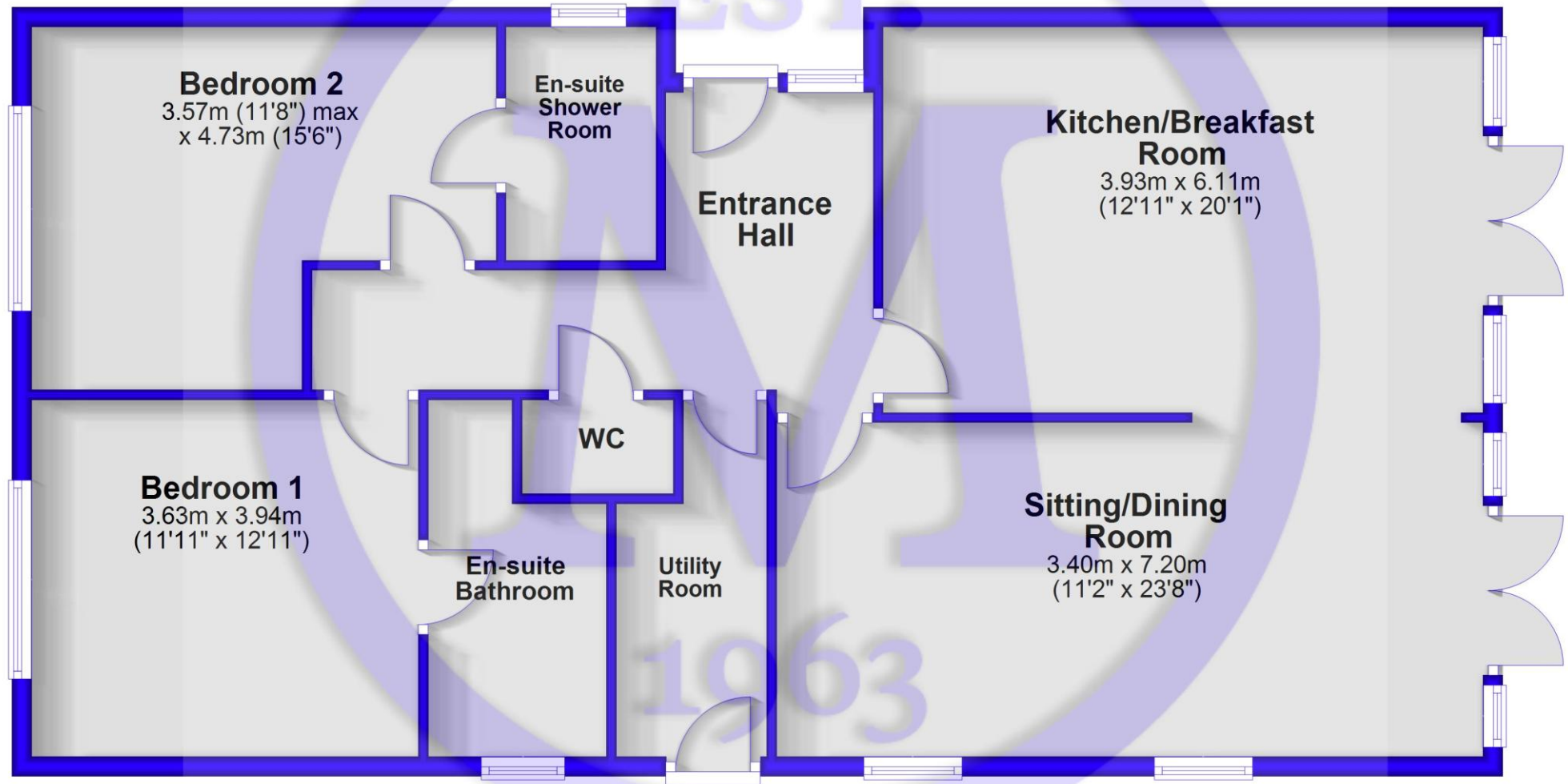
The rear garden is designed for ease of maintenance, laid mainly to an attractive decorative paved patio, with mature flower and shrub beds and borders. Along with a timber garden shed and a greenhouse, all enjoying a good degree of privacy and seclusion.

## *Services*

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

## Floor Plan

Approx. 102.8 sq. metres (1106.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 sq. feet)

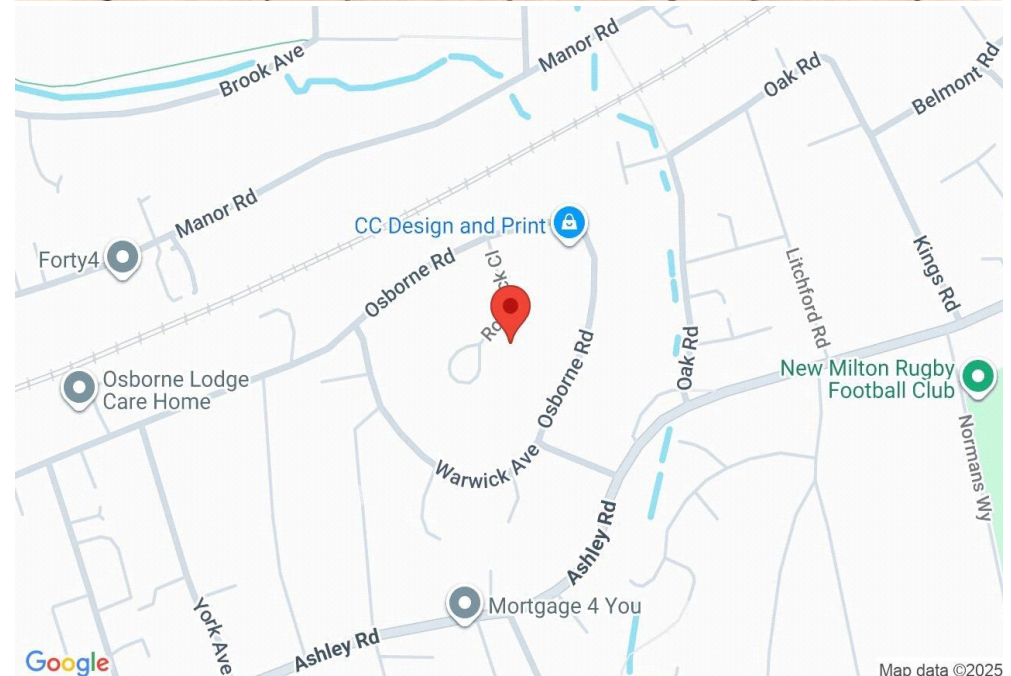


## Situation

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, turn left at the traffic lights into Station Road. Take the first turning on the right into Osborne Road, then take the sixth turning on the right into Roebuck Close, where the property will be found on the left hand side.







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