



*109 Station Road, New Milton, BH25 6JP*

*£495,000*

**Mitchells**  
1963 — TODAY



*109 Station Road  
New Milton  
Hampshire  
BH25 6JP*

A deceptively spacious four bedroom semi-detached house presented in fantastic order situated on the edge of New Milton town centre. The property was built by well-regarded local builders Pennyfarthing Homes and features include a kitchen/breakfast room, a sitting/dining room onto the rear garden, a ground floor WC, a separate snug/study, four good sized bedrooms upstairs with bedroom one benefitting from an en-suite shower room, a family bathroom, a private rear garden and two allocated parking spaces.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Separate Snug/Study
- Ground Floor WC
- Four Good Sized Bedrooms
- Bedroom One With An En-Suite
- Family Bathroom
- Private Gardens
- Two Allocated Parking Spaces



# The Property

Entrance hall with Amico wood effect flooring, cupboard housing the electrical consumer unit, understairs cupboard and stairs to first floor.

Kitchen/breakfast room with pleasant outlook to the front of the property with solid wood wall and base unites with contrasting worktop, four burner gas hob, integrated electric ovens, microwave, space for freestanding tall fridge freezer and washing machine, cupboard housing the gas fired central heating boiler and double doors leading to the sitting/dining room.

The sitting/dining room is a particular feature of the property with a lovely outlook over the rear garden, a continuation of the Amico wood effect flooring, feature flame effect electric fire with stone surround, hearth and mantel, double casement doors onto the rear garden and an extra window to the side elevation making this a very light room.

Separate snug/study has a dual aspect to the front and side elevation and features a continuation of the Amico wood effect flooring.

Ground floor WC with UPVC double glazed window and suite comprising WC, wash hand basin with mixer tap over and tiled flooring.

First floor landing with pleasant window to the front of the property over the stairs, airing cupboard housing the Megaflo hot water tank and trap to roof space.

Bedroom one is a particularly good size with an outlook to the rear, good selection of built in mirror fronted wardrobes and door leading to the en-suite shower room with suite comprising WC, corner shower cubicle with sliding glass door and thermostatically controlled attachments, wash hand basin with mixer tap over and storage beneath and chrome ladder style heated towel rail.

Bedrooms two and three are both good size double bedrooms with outlooks to the front

Bedroom four would be a good sized single bedroom but it is currently laid out as an office/study.

Family bathroom with fully tiled walls and flooring, UPVC double glazed window and suite comprising panel bath with mixer tap over and wall hung shower attachment, WC, wash hand basin with mixer tap over and storage beneath and chrome ladder style heated towel rail.





## *Gardens & Grounds*

The front of the property has been landscaped for ease of maintenance with brick paved pathway leading to the front door, large area of shingle and a side gate providing access to the rear garden and a mature hedge along the front border.

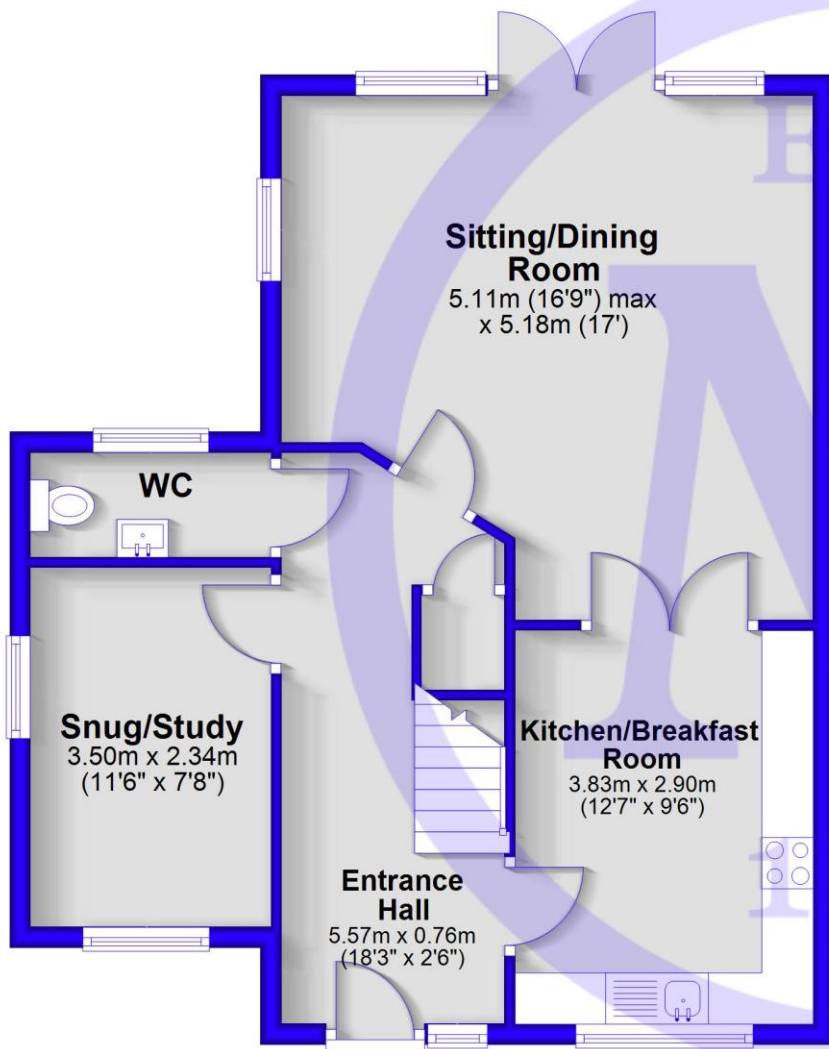
The rear garden is mainly laid to patio with a good array of mature shrubs, a timber garden shed to the side of the property and timber gate to the rear leading to the two allocated parking spaces.

## *Services*

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

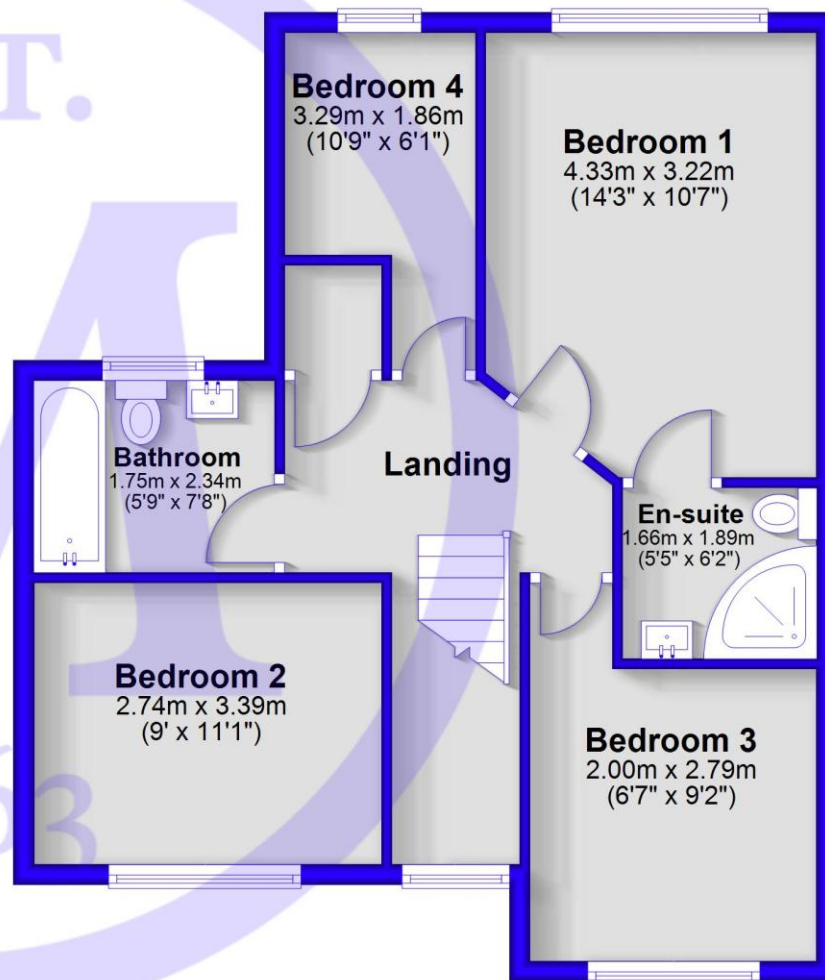
## Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



## First Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 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.

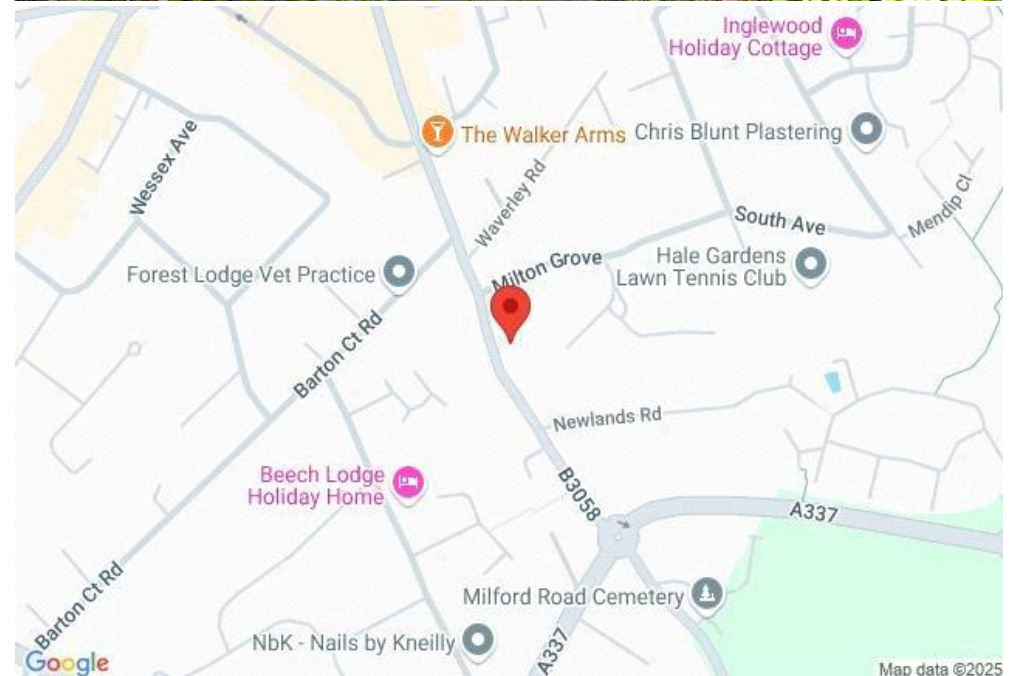


## Situation

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 turn right at the traffic lights onto Station 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

**Mitchells**  
1963 — TODAY

