



*39 Davis Field, New Milton, BH25 6SS*

*£310,000*

**Mitchells**  
1963 — TODAY



*39 Davis Field  
New Milton  
Hampshire  
BH25 6SS*

This lovely three double bedroom end of terrace house is situated on this popular development close to the local schools and New Milton town centre. The property has been modernised in recent months with features including a high specification kitchen and bathroom, two reception rooms, a secluded garden and a driveway.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Ground Floor Study
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Secluded Garden
- Driveway
- Carport



## The Property

Entrance hall with timber effect flooring, stairs to first floor landing, central heating thermostat and recess ceiling spotlights.

Ground floor cloakroom with suite comprising a WC, pedestal wash hand basin with mixer tap over, tiled splashback, radiator and UPVC window,

The kitchen has been fitted with a fantastic range of modern blue wall and base units with a contrasting worktop, integrated appliances include a five burner induction hob with extractor fan over, undercounter Miele oven, microwave, washing machine, tall stand up fridge freezer, sink with mixer tap over and drainer and breakfast bar.

The sitting room is situated at the rear of the property with recess ceiling spotlights and sliding patio gardens onto the patio and rear garden.

The ground floor study/dining room has a UPVC door leading out to the patio and rear garden, a UPVC window and ample space for dining or office furniture.

First floor landing with hatch to loft space.

On the first floor are three double bedrooms with bedroom three having built in wardrobes and an airing cupboard housing the hot water cylinder.

The family bathroom has been beautifully finished with a modern suite comprising a panel bath with mixer tap over, independent electric Mira shower, glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, built in storage, part tiled walls, large UPVC window and modern vertical radiator.





## *Gardens & Grounds*

To the front of the property the garden has been hard landscaped with a brick wall and wrought iron gates giving access to the driveway which provides off road parking for two vehicles.

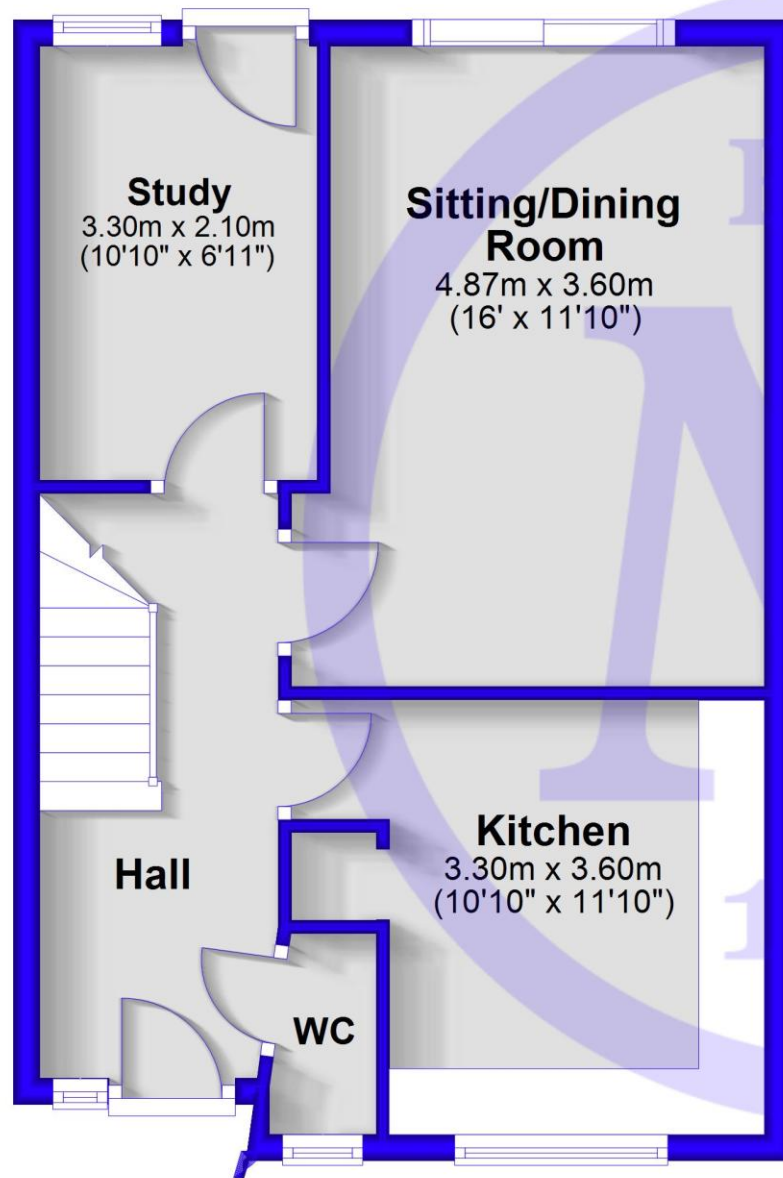
The rear garden has a generous area of patio, a brick built storage shed with the rest of the garden laid to lawn with high level fencing and hedging making it extremely private and secluded.

## *Services*

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

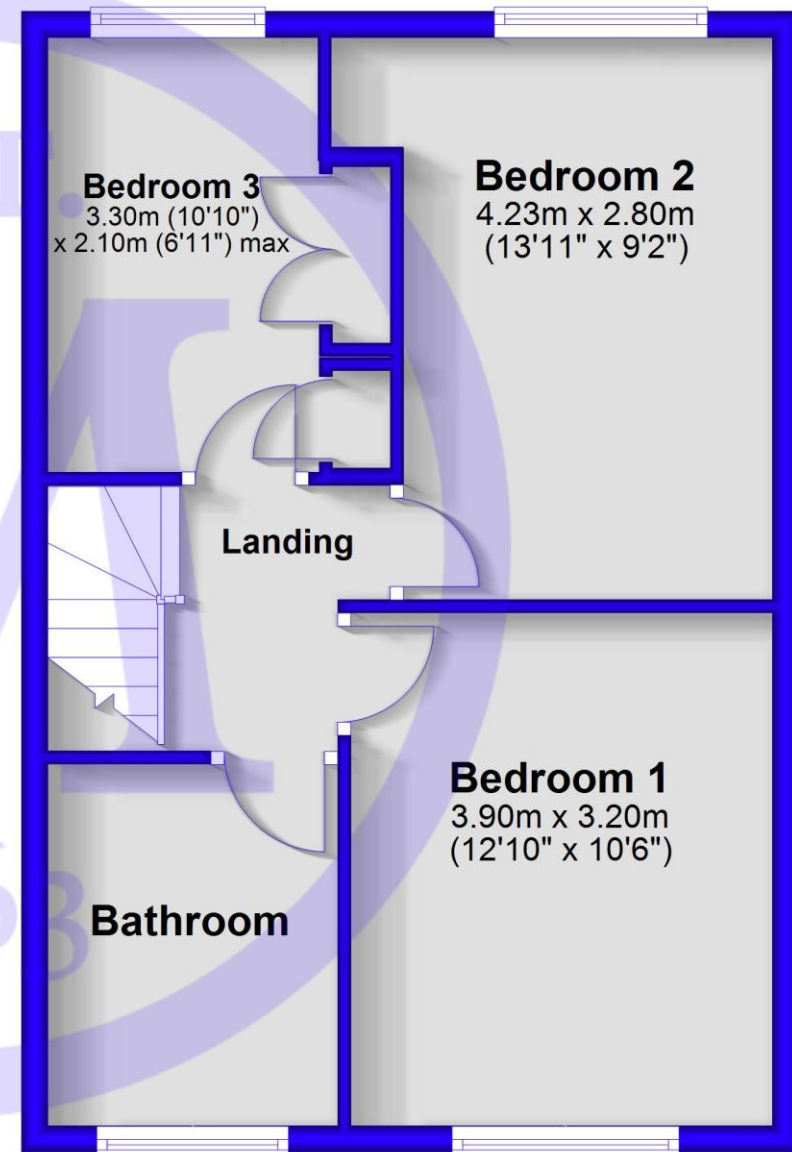
## Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



## First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



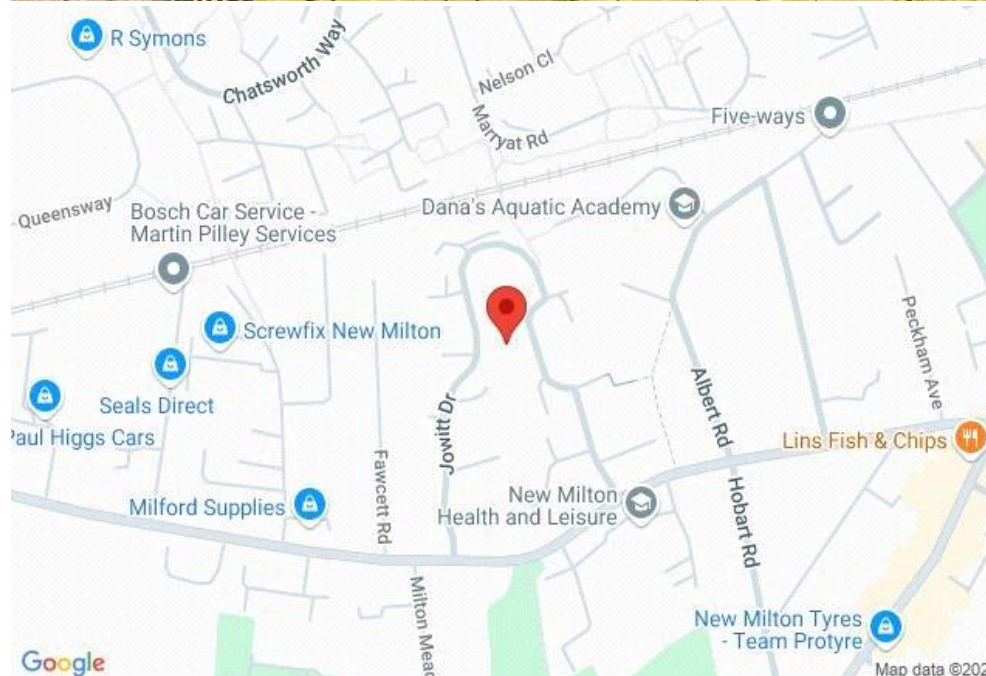
Total area: approx. 90.4 sq. metres (973.4 sq. feet)

## 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 proceed along Old Milton Road. Upon reaching the mini roundabout, bear left and take an immediate right into Gore Road. After approximately one mile, turn right into Davis Field and after a short distance the property will be seen on the left hand side.





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