



*20 Oak Road, New Milton, BH25 5BE*

*£450,000*

**Mitchells**  
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*20 Oak Road  
New Milton  
Hampshire  
BH25 5BE*

This beautifully presented character cottage is situated just a short walk of the local schools and shops and walking distance of New Milton town centre. The property is presented in excellent condition throughout with features including a spacious kitchen/dining room, two reception rooms, three/four bedrooms and a private and secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Sitting Room/Ground Floor Bedroom
- Reception Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Bathroom
- Driveway
- Private & Secluded Garden



## The Property

A stable door leads through to the entrance hall with tiled flooring, useful coat hooks and a radiator.

Ground floor cloakroom with white suite comprising a WC, wash hand basin with storage beneath, tiled flooring and an electrical consumer unit.

The kitchen/breakfast room is a fantastic room with an excellent range of shaker style wall and base units with a contrasting granite effect worktop, tiled flooring, recessed ceiling spotlights, ample space for a six to eight seater table and chairs and integrated appliances include a dishwasher, tall stand up fridge/freezer, stainless steel one and a half bowl sink with mixer tap over and drainer and space and plumbing for a washing machine and range style cooker.

This opens through to the reception room with stairs to the first floor landing, wall mounted TV point, a bright double aspect and double casement doors leading through to the sitting room which is currently used as a ground floor bedroom.

The sitting room has a bright double aspect with a UPVC door leading out to the garden, a feature fireplace with brick surround and hearth and inset gas fire, timber effect tiled flooring and ample space for furniture.

On the first floor landing is a UPVC window letting in lots of natural light and a storage cupboard.

The master bedroom has ample space for a double bed, hatch to loft space, built in storage and an archway leading through to the en-suite.

The en-suite is a particularly generous room with a bright double aspect, tiled flooring, part tiled walls and suite comprising a roll top bath, bidet, WC, wash hand basin with storage beneath, tiled splashback, Velux window with built in blind and a UPVC window.

Bedroom two is also a lovely double bedroom with a bright double aspect and built in storage.

Bedroom three is a great sized single bedroom with lots of built in storage or would make an ideal home office.

Family bathroom with suite comprising a corner shower cubicle with thermostatic shower attachments, WC, panel bath with mixer tap over and hand held shower attachment, pedestal wash hand basin, heated towel rail and a Velux window with built in blind.





## *Gardens & Grounds*

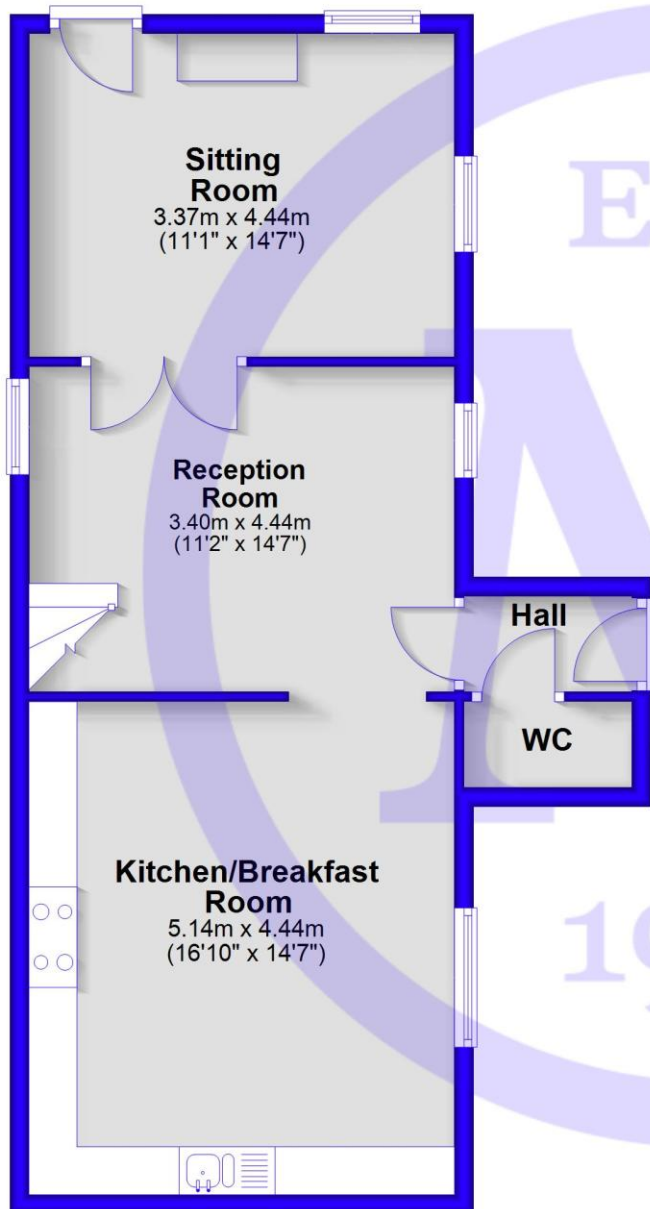
To the front of the property there are double timber gates giving access to the driveway providing off road parking for approximately two vehicles and giving access to the garden which is extremely private and secluded due to high level fencing and planting with the garden laid to patio for ease of maintenance and making a fantastic area for outside entertaining.

## *Services*

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

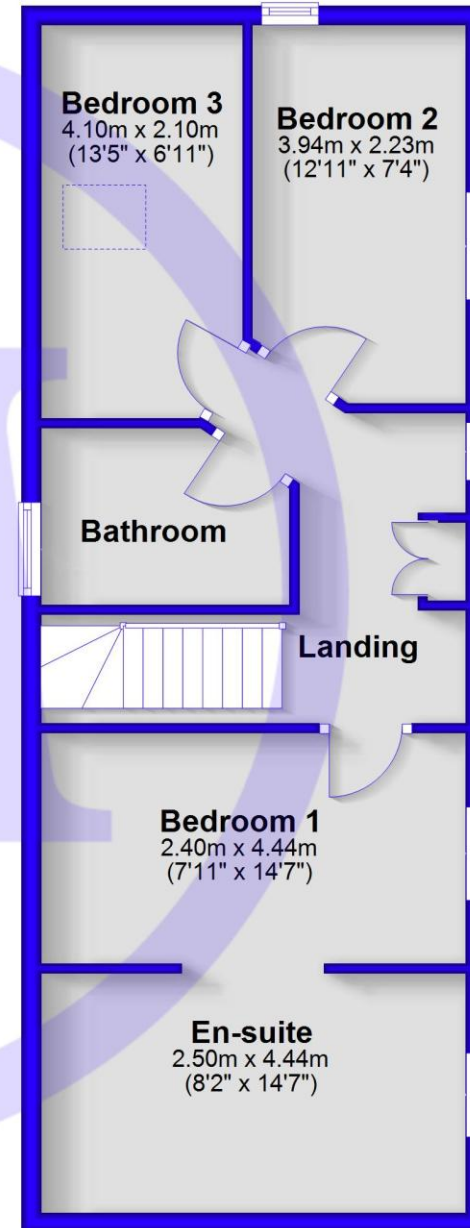
## Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



## First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)

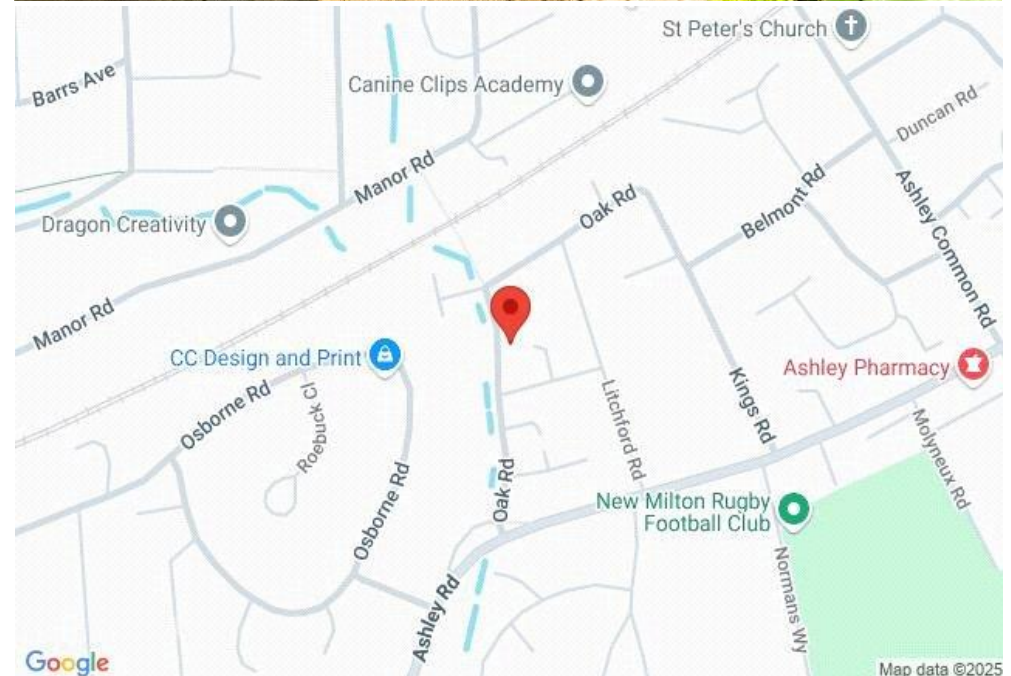


Total area: approx. 112.4 sq. metres (1209.3 sq. feet)



## 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.





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