



*3 Orey Close, New Milton, BH25 6PP*

*£315,000*

**Mitchells**  
1963 — TODAY







*3 Oxy Close  
New Milton  
Hampshire  
BH25 6PP*

A well-positioned three bedroom end-of-terrace house, offered with no forward chain and situated within easy walking distance of the town centre and local schools. Other features of the property include a spacious kitchen/dining room, a private south-facing rear garden, a garage in a nearby block, a ground floor cloakroom, and a nearby pathway providing a convenient shortcut to the beautiful Barton on Sea clifftop and beach.

- Communal Garden Fee: Approx £120 PA
- Porch
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Private Garden





## The Property

Entrance porch featuring a UPVC double glazed front door, tiled flooring, and recessed ceiling spotlights.

Sitting room with exposed timber flooring, stairs leading to the first floor, and an outlook to the front.

Good sized kitchen/dining room, with the kitchen area fitted with a range of white wall and base units, a contrasting worktop, an inset one and a half bowl sink unit with mixer tap, integrated double electric oven, gas hob with extractor over, slimline dishwasher, and tall fridge/freezer. An understairs storage cupboard, part tiled walls, exposed timber flooring, ample space for a dining table, and recessed ceiling spotlights.

Conservatory constructed with low level brick walls, UPVC double glazed windows, and a solid roof, a utility area with space and plumbing for a washing machine and tumble dryer, a double storage cupboard, and twin casement doors opening onto the patio and rear garden.

Ground floor cloakroom fitted with a white suite and housing a wall mounted Glow Worm gas fired boiler.

First floor landing with trap to the roof space and an airing cupboard.

Three first floor bedrooms, all with built-in storage.

Fully tiled bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachment over, glass shower screen, wash basin, WC, recessed ceiling spotlights, tiled flooring, and a chrome ladder style heated towel rail.







## *Gardens & Grounds*

The front garden is laid mainly to lawn for ease of maintenance, with a paved pathway leading to the front door.

Adjoining the rear of the property is an area of textured paved patio, with the remainder of the garden laid mainly to lawn, featuring mature flower and shrub borders. The garden enjoys a private aspect with a lovely wooded backdrop.

There is a garage in a nearby block, with an up and over door.

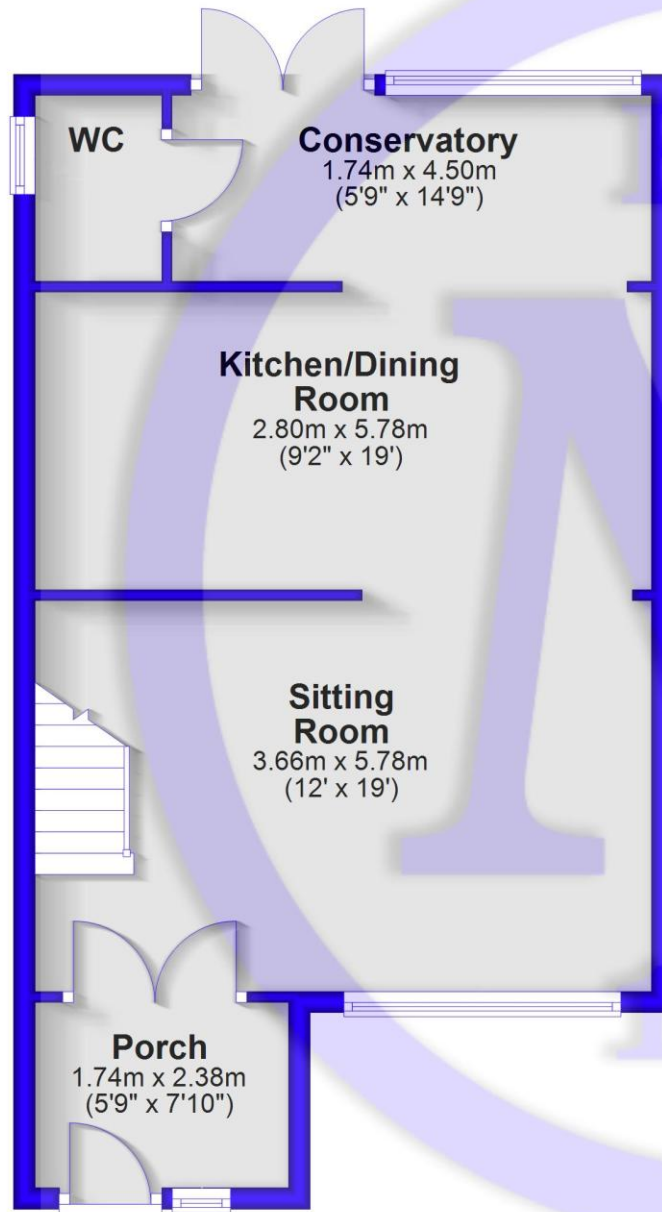


## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

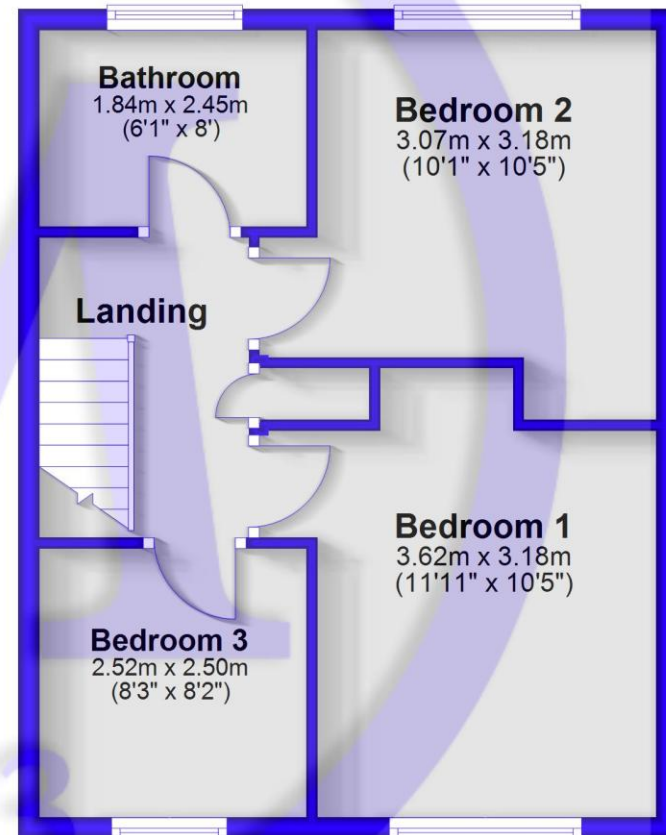
## Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



Total area: approx. 95.5 sq. metres (1027.4 sq. feet)

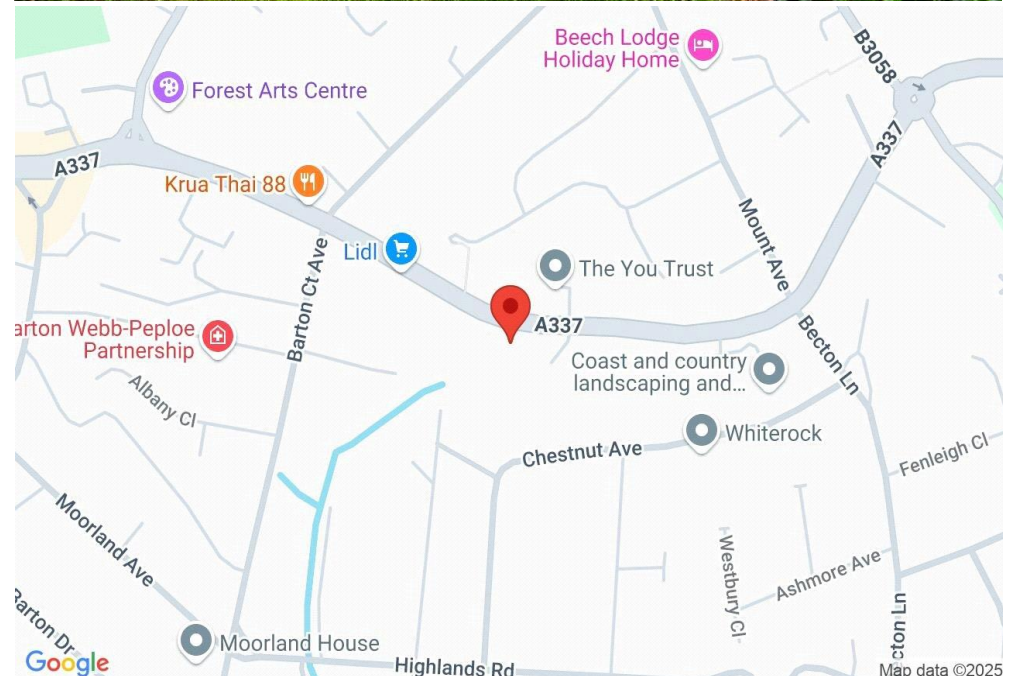


## Situation

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, proceed along Old Milton Road. At the roundabout, continue straight ahead. Upon reaching the T-junction, turn left onto Christchurch Road. Continue through the traffic lights, and Oxey Close will be found a short distance along on the right hand side.







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