



29 Velvet Lawn Road, New Milton, BH25 5GE

£775,000

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*29 Velvet Lawn Road
New Milton
Hampshire
BH25 5GE*

An impressive and substantial detached executive style house occupying a prime position on a popular modern development. The property offers superb, family oriented accommodation, including five bedrooms, three bath/shower rooms, three reception rooms, a lovely modern kitchen/dining room, and a particularly large rear garden that enjoys a high degree of privacy, with a lovely wooded backdrop.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Study
- Kitchen/Dining Room
- Cloakroom
- Utility Room
- Landing
- Five Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Double Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a double glazed front door and attractive tile effect flooring.

Lovely sitting room with a feature walk-in UPVC double glazed bay window, fireplace with a stone backing and hearth, and a recessed open fire.

Separate dining room with attractive timber effect flooring and double glazed sliding doors onto the large UPVC double glazed conservatory, with a pitched roof, casement doors onto the patio, and a pleasant outlook over the large rear garden.

Good sized kitchen/breakfast room fitted with a range of modern wall and base units, with soft closing drawers and doors, and a contrasting stone effect worktop with an inset one and a half bowl sink unit with a mixer tap over. Integrated gas hob, extractor fan, double electric oven, combination oven, and slimline dishwasher. There is also under cupboard lighting, recessed ceiling spotlights, ample room for a kitchen table, twin casement doors onto the patio, and a lovely outlook over the rear garden.

Useful separate utility room with a further range of modern wall and base units, with a stone effect worktop and an inset sink unit with a mixer tap over. Space for a washing machine, tumble dryer, and tall fridge freezer. There is also a wall mounted Potterton gas fired boiler and a UPVC double glazed door to outside.

Ground floor study with tile effect flooring and outlook to the front.

Ground floor cloakroom fitted with a modern white suite.

Attractive split staircase leading to twin first floor landings, trap to the roof space, and an airing cupboard.

Five first floor bedrooms, two with built-in wardrobes and en-suite shower rooms fitted with modern white suites.

Family bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin with storage beneath, WC, chrome ladder style heated towel rail, attractive wall tiling, recessed ceiling spotlights, and an extractor fan.





Gardens & Grounds

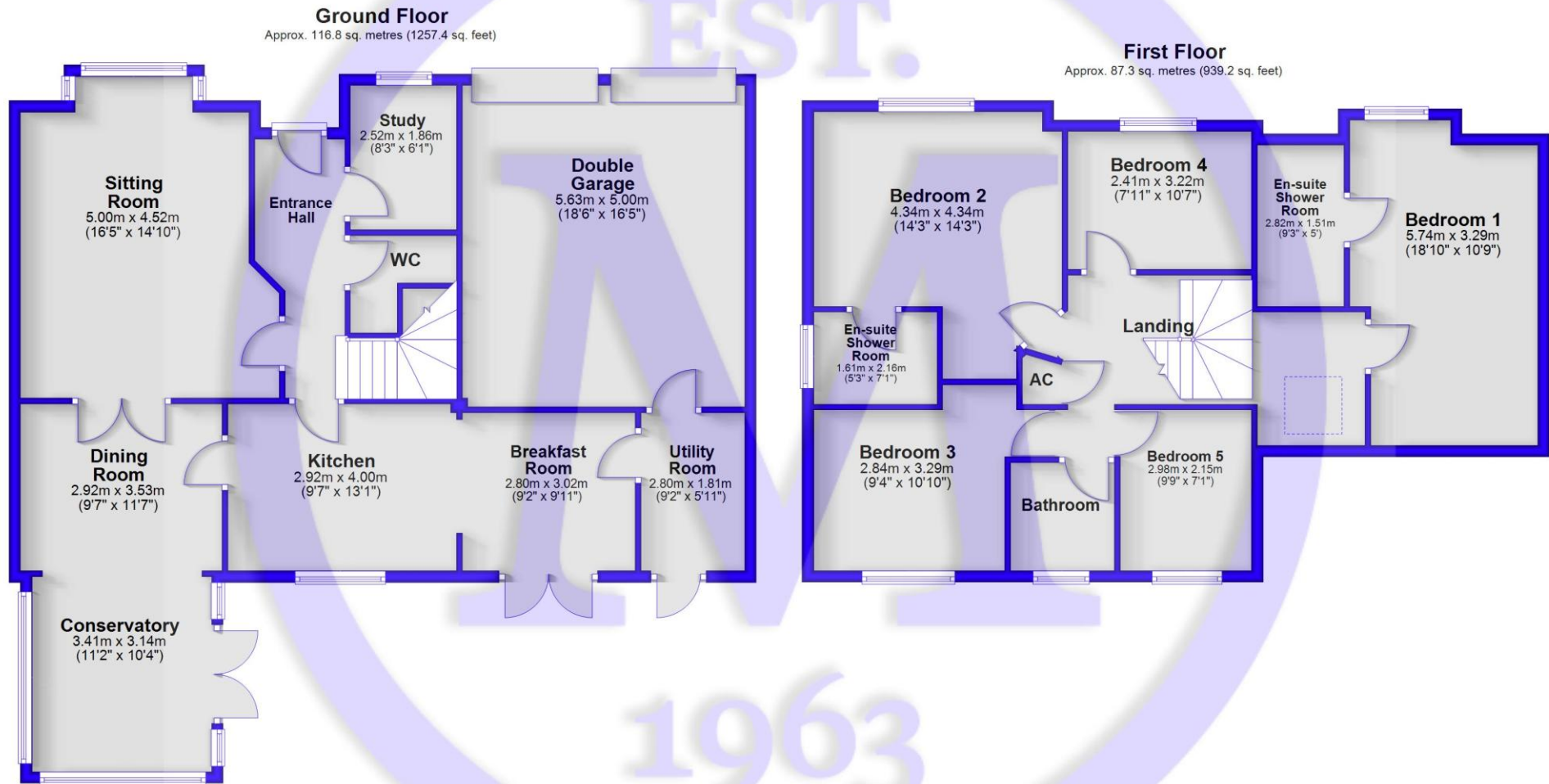
The property sits on a fantastic large plot, with the front garden laid mainly to lawn, and mature hedging dividing it from the pavement. A double width tarmac driveway provides off road parking and leads to the double garage, with twin up and over doors, power, and light.

The rear garden is a particular feature of the property, with an area of textured paved patio, and the remainder laid to a superb large area of lawn with mature flower, shrub, and conifer borders, a lovely wooded backdrop, and a good degree of privacy and seclusion.



Services

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



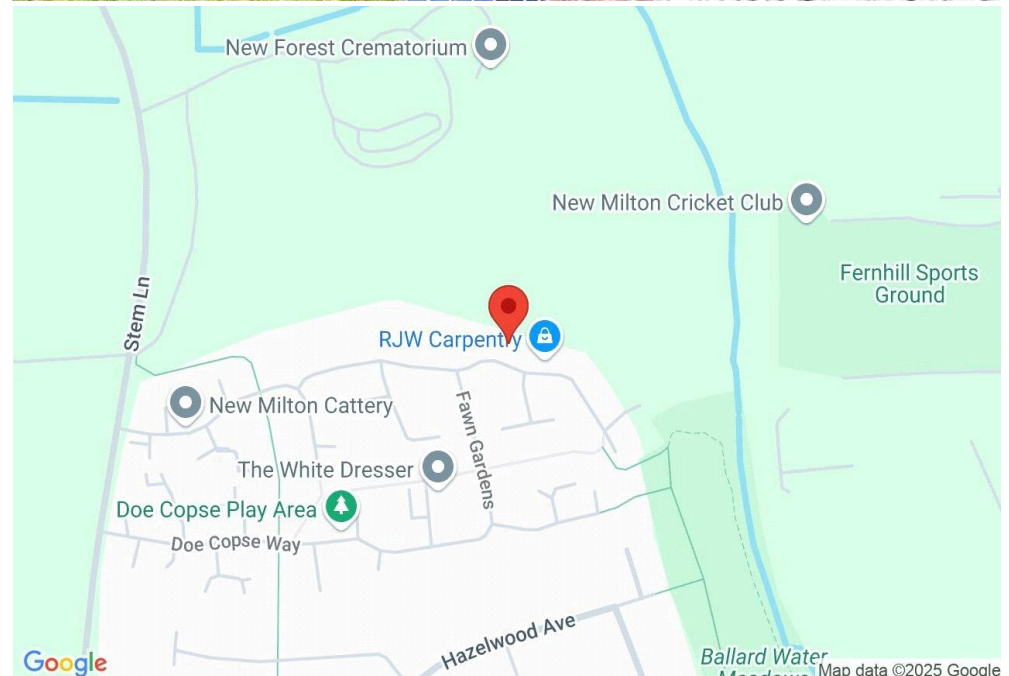
Total area: approx. 204.1 sq. metres (2196.6 sq. feet)

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 across and take the first turning right into Gore Road. After approximately half a mile, turn right into Stem Lane. Take the seventh turning right into Antler Drive, bear left, and bear left again into Velvet Lawn Road, where the property will be found on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
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