



*5 Aysha Close, New Milton, BH25 5PQ*

*£319,950*

**Mitchells**  
1963 — TODAY





*5 Aysha Close  
New Milton  
Hampshire  
BH25 5PQ*

VENDOR SUITED! This beautifully presented two/three bedroom family home is situated in a quiet cul-de-sac on a popular development, just a short walk from New Milton town centre and local schools. The property has been meticulously maintained and features include a modern kitchen and bathroom, a ground floor cloakroom, a spacious reception room, and is currently configured with two large double bedrooms.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen
- Sitting/Dining Room
- Family Room
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Spacious Garden
- Garage In Nearby Block





# The Property

Entrance hall with a UPVC window, stairs leading to the first floor landing, and timber effect flooring.

Ground floor cloakroom with a white suite comprising a WC, wa all hung wash hand basin with a tiled splashback, a heated towel rail, and an electrical consumer unit.

The kitchen is fitted with a lovely range of white gloss wall and base units, contrasting marble effect worktops, a stainless steel sink with mixer tap and drainer, a four burner induction hob with an extractor fan above, a tiled splashback, an eye level oven, space and plumbing for a tall stand up fridge/freezer and a washing machine, and features an attractive bay window overlooking the front.

The spacious sitting/dining room benefits from a bright double aspect, a TV aerial point, modern electric heating, and an understairs storage cupboard.

Double casement doors lead through to the family room, which has a dwarf cavity brick wall, UPVC double glazed windows, and solid wood double casement doors leading out to the patio and rear garden.

On the first floor landing there is a hatch to the loft space and an airing cupboard housing the hot water cylinder.

The first floor currently comprises two large double bedrooms. The master bedroom, previously two separate bedrooms (two and three), is now a bright L-shaped room with two UPVC windows, a storage cupboard, and an attractive bay window to the front.

Bedroom two is also a generous double room, enjoying views over the rear garden and ample built-in storage.

The family bathroom has a white suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, a P-shaped bath with a mixer tap and electric Mira shower fittings, a glass shower screen, and a mirror fronted medicine cabinet.





## *Gardens & Grounds*

To the front of the property is an area of casual parking, providing access to the garage with an up and over door and a pitched, tiled roof.

The rear garden has been beautifully landscaped and benefits from a bright south-westerly aspect. It features a large lawned area, a patio, a storage shed, and mature borders, with high level fencing making it extremely private and secluded.

A viewing of this property is highly recommended.

## *Services*

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



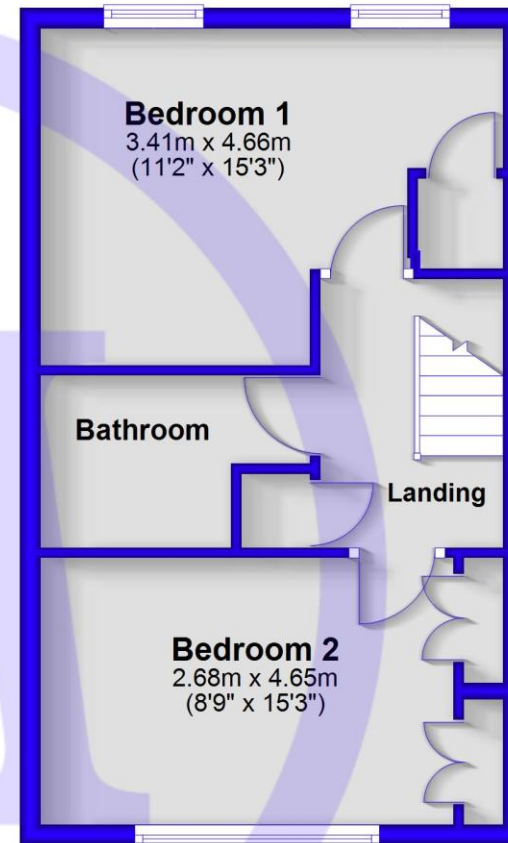
## Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



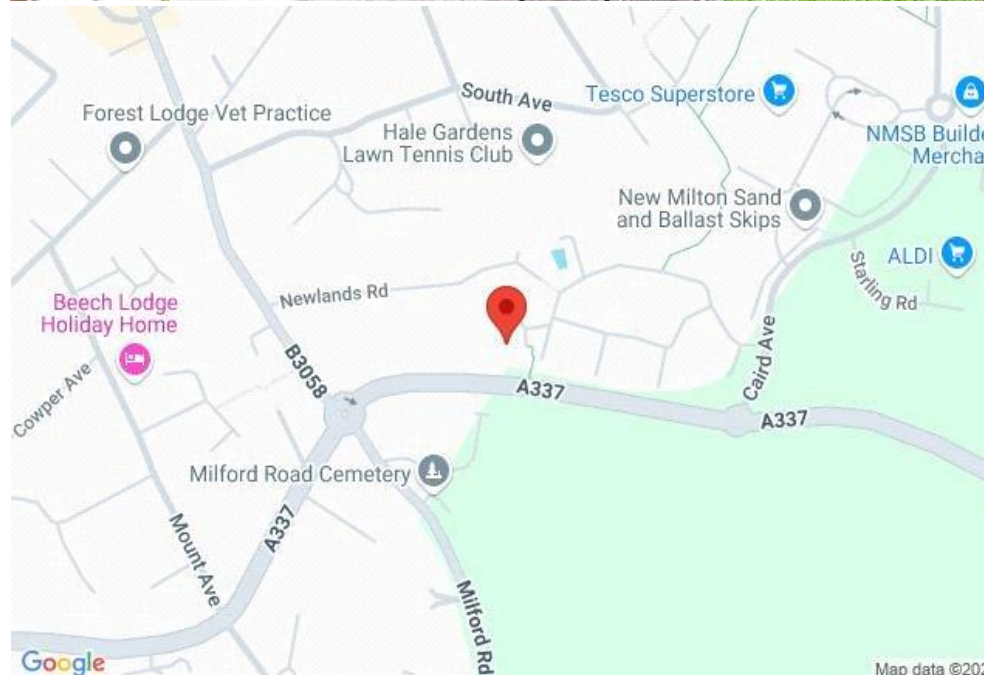
Total area: approx. 88.6 sq. metres (953.8 sq. feet)

## 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, turn right at the traffic lights and proceed along Station Road. At the roundabout, turn left onto Christchurch Road. At the next roundabout, turn left again and then immediately left into Ashington Park. Follow the road round to the left and take the third turning on the left into Aysha Close, where the property will be found on the left hand side.







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