



*7 Baden Close, New Milton, BH25 5PF*

£349,950

**Mitchells**  
1963 — TODAY



*7 Baden Close  
New Milton  
Hampshire  
BH25 5PF*

A well-positioned two bedroom bungalow, located in a peaceful position yet within easy, level walking distance of New Milton town centre. The property enjoys a pleasant wooded outlook to the front, and other features include a UPVC double glazed conservatory, private gardens and a garage at the front of the property with an additional parking space in front.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking
- Garage
- Private Gardens



## The Property

Entrance hall with timber effect flooring, a UPVC double glazed front door, access to the roof space, and a storage cupboard.

The sitting/dining room offers a lovely outlook to the rear, with UPVC double glazed sliding doors leading to a superb conservatory.

The conservatory features low-level cavity brick walls, UPVC double glazed windows, a polycarbonate roof, timber effect flooring, casement doors onto the patio, and a pleasant, private outlook over the gardens.

The kitchen is fitted with a range of white wall and base units, a timber effect worktop, and an inset sink unit with a mixer tap over. There is space for a cooker, washing machine, and tall fridge/freezer, and features an outlook to the front aspect, attractive wall tiling, and a storage cupboard.

There are two bedrooms, both with built-in wardrobes, one of which benefits from a feature bay window.

The fully tiled bathroom is fitted with a white suite comprising a panelled bath with an independent Mira shower over, a wash basin with storage beneath, a WC, and tile effect flooring.

Replacement electric radiators installed approximately three years ago.





## *Gardens & Grounds*

The gardens extend to three sides of the property, with the front garden featuring a small lawn and paved pathways leading to the front door and side access.

The rear garden offers a high degree of privacy and seclusion, with a good sized textured paved patio adjoining the rear of the bungalow. The remainder is laid mainly to lawn with well stocked and colourful flower and shrub borders.

To the side of the property, there is a greenhouse, a timber garden shed with power and light, security lighting, and a timber gate providing side access.

At the front of the property, there is a single garage with an up and over door, along with additional parking space in front.

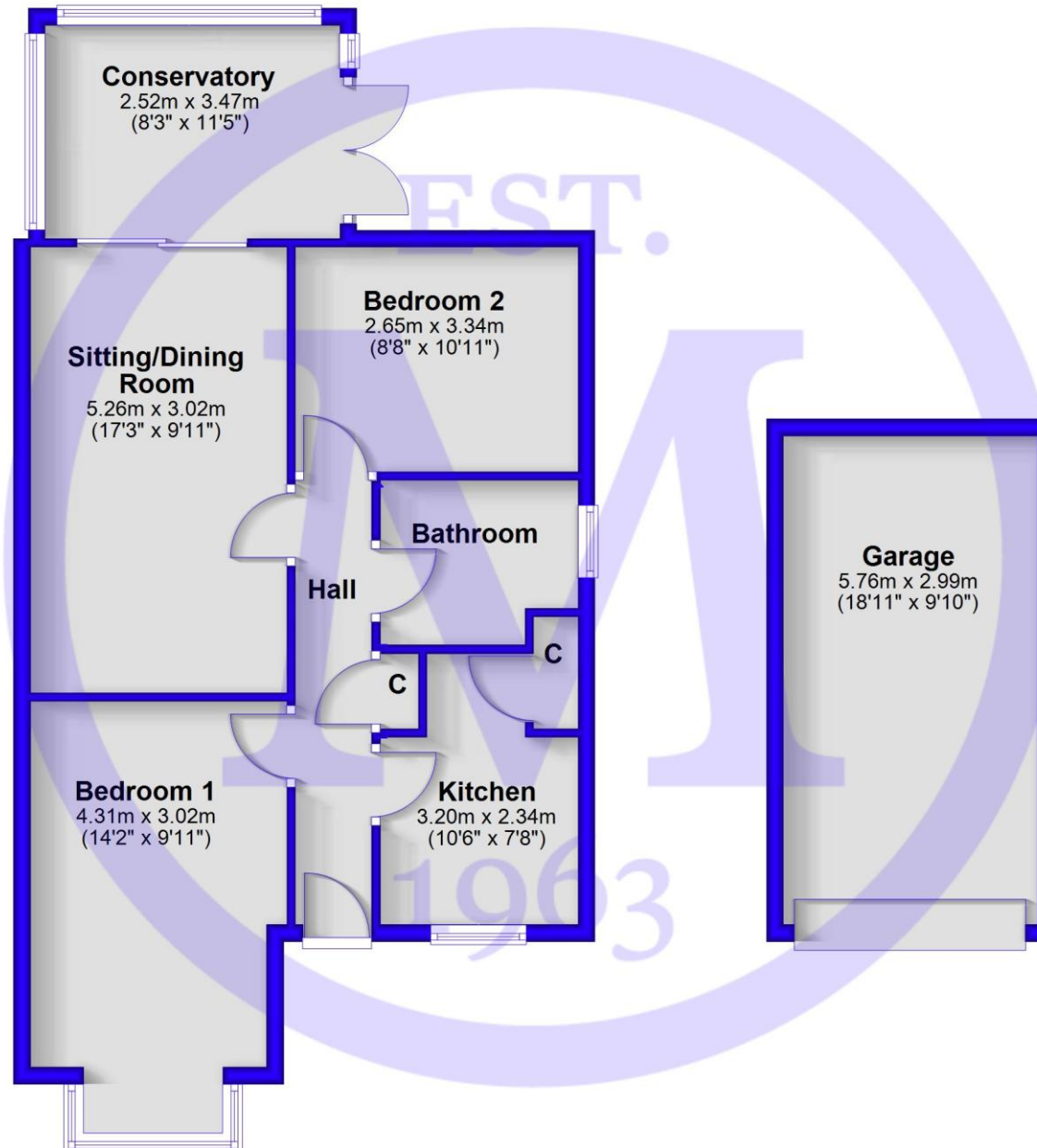


## *Services*

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

## Floor Plan

Approx. 83.2 sq. metres (895.6 sq. feet)



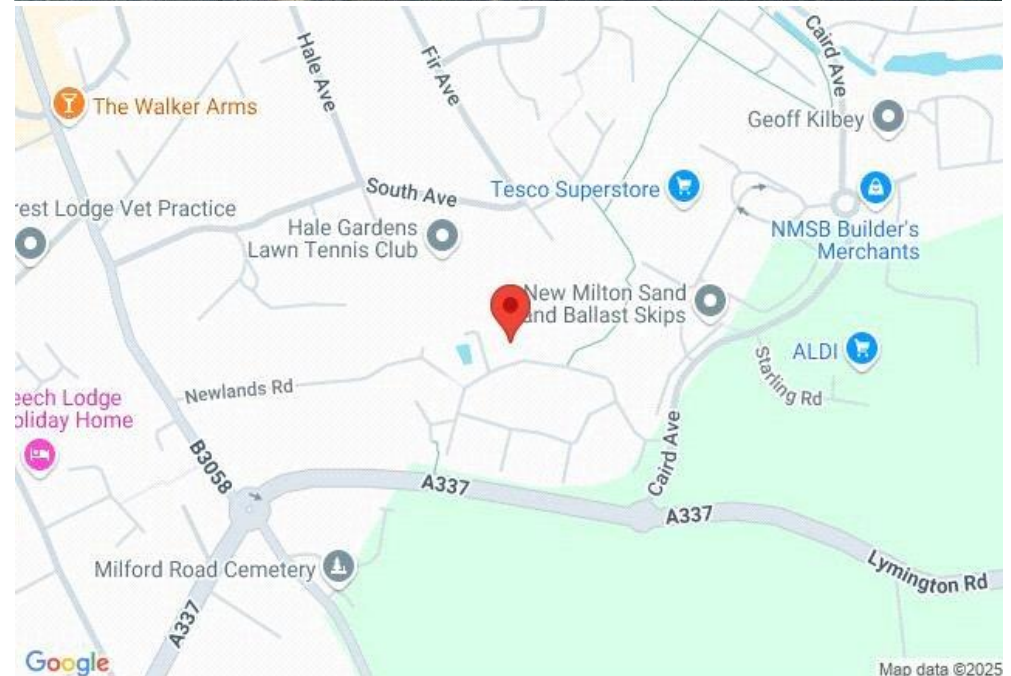
Total area: approx. 83.2 sq. metres (895.6 sq. feet)

## 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 turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. At the next roundabout turn left onto Caird Avenue. Take the first left into Ashington Park, continue round and take first turning right into Baden Close where the property will be seen immediately on the right hand side.





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