



*3 Spinney Way, New Milton, BH25 5DN*

*£635,000*

**Mitchells**  
1963 — TODAY







*3 Spinney Way  
New Milton  
Hampshire  
BH25 5DN*

A well-positioned four bedroom, two reception room detached family house, set on a fantastic plot with a good sized garden to the rear and separate access onto Hollands Wood Drive. Other features include a large UPVC double glazed conservatory, an en-suite shower room to the master bedroom, a detached double garage, a lovely double aspect sitting room, a separate utility room, and a peaceful location with both New Milton town centre and the open forest of the New Forest National Park within easy reach.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Conservatory
- Utility Room
- Cloakroom
- Landing
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Double Garage
- Off Road Parking
- Private Gardens





# The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with stairs to the first floor and an understairs storage cupboard.

Lovely double aspect sitting room with a feature fireplace with a stone backing and hearth, an inset flame effect gas fire, and double glazed sliding doors onto the conservatory.

Good sized kitchen/dining room with a range of timber effect wall and base units, a contrasting light worktop with timber trim, an inset one and a half bowl sink unit with mixer tap, integrated electric oven, space for a dishwasher and fridge, part tiled walls, Balanced Flue gas AGA, a lovely outlook over the rear garden, tiled flooring, ample room for a dining table, and double glazed sliding doors through to the conservatory.

Useful separate utility room with space for a tall fridge/freezer and washing machine, built-in shelving, tiled flooring, and a UPVC double glazed door to outside.

Stunning large UPVC double glazed conservatory with a pitched polycarbonate roof, ample space for a dining table, attractive floor tiling, sliding doors onto the patio, and a lovely, private outlook over the rear garden.

Cloakroom with WC and hand basin with storage beneath.

First floor landing with a double airing cupboard, a further single storage cupboard, and access to the roof space.

Four good sized first floor bedrooms, all with built-in storage, with bedroom four currently used as a dedicated dressing room.

Fully tiled family bathroom comprising a panel bath with independent shower over, wash basin, WC, and timber effect flooring.







## *Gardens & Grounds*

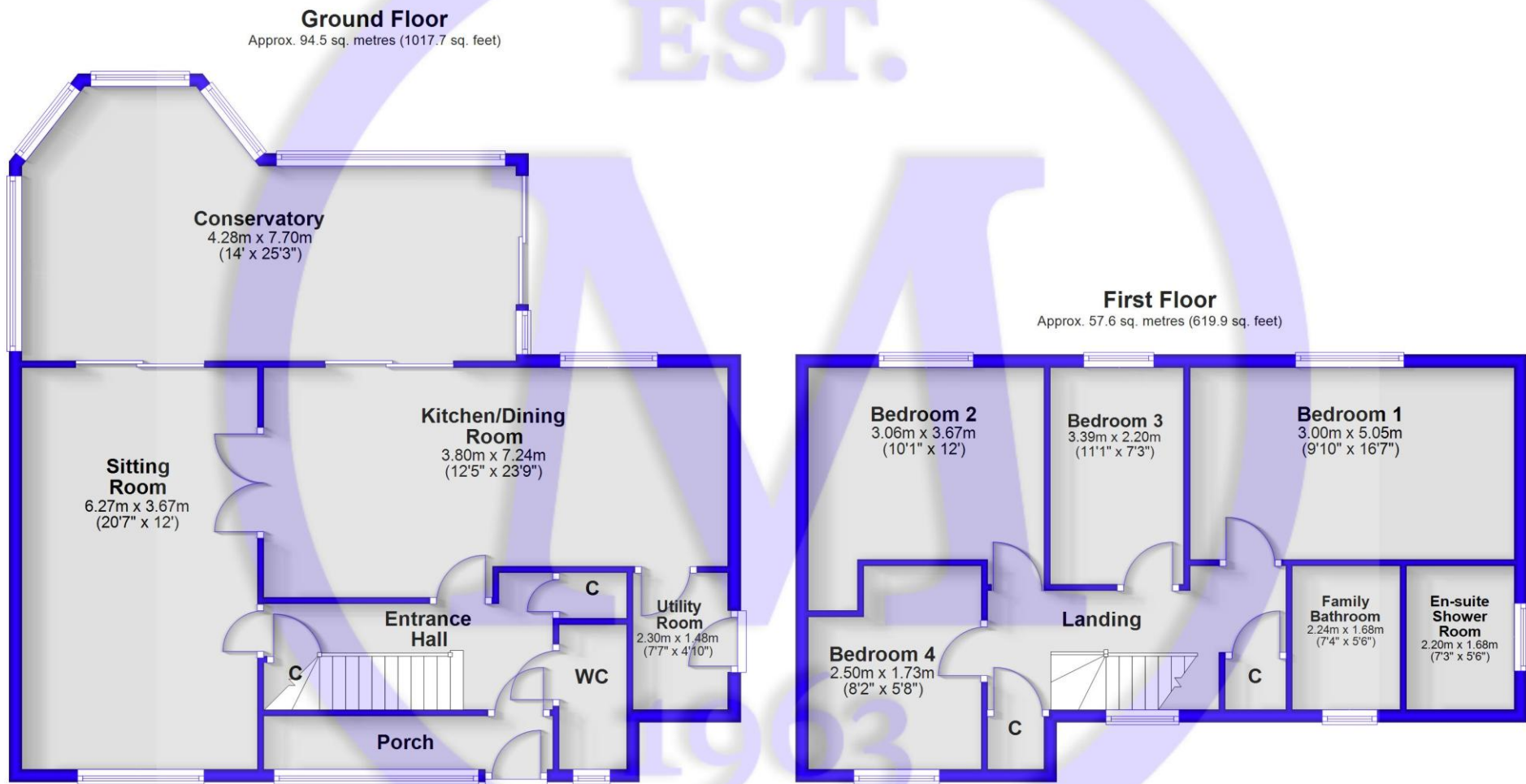
The property sits on a superb, large plot, with the front garden laid mainly to lawn and mature hedging providing screening from the road. A double width driveway offers off road parking and leads to the detached double garage, with twin up and over doors, power, light, a pitched roof, and a personal door through to the rear garden.

Adjoining the rear of the property is a large paved patio with decorative brick edging, leading to a good sized lawn with mature, well stocked flower, shrub, and conifer borders. Twin timber gates provide access from Hollands Wood Drive, and the rear garden enjoys a high degree of privacy and seclusion.



## *Services*

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



Total area: approx. 152.1 sq. metres (1637.5 sq. feet)

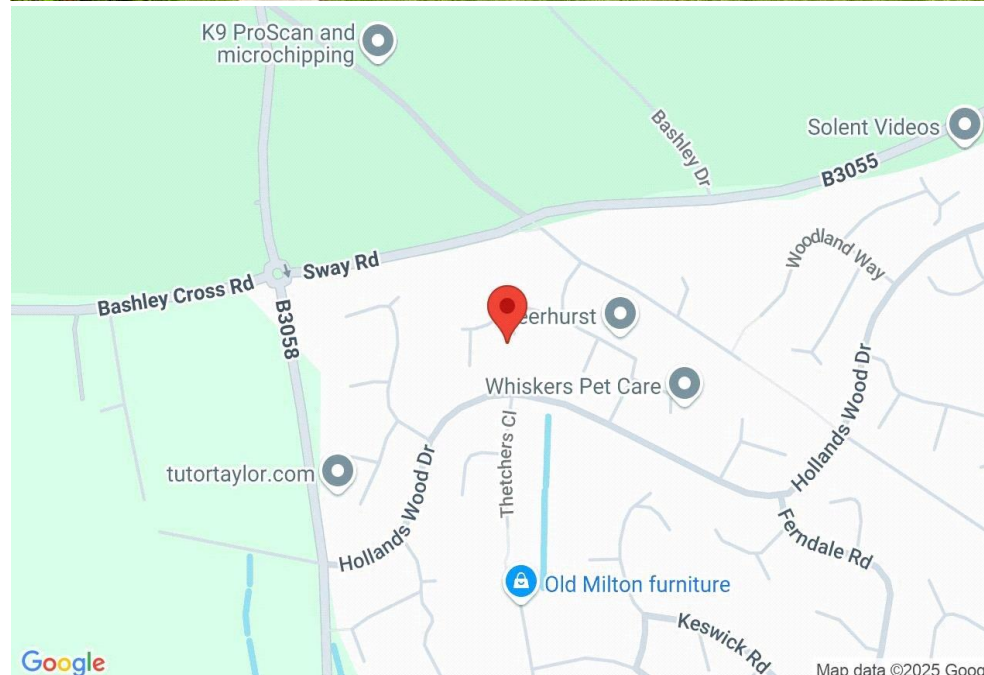


## Situation

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 left at the traffic lights and continue over the railway bridge. Take the fifth turning on the right into Hollands Wood Drive, then the second left into Deerleap Way. Bear left into Spinney Way, where the property will be found on the left hand side.







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