



25 Appletree Close, New Milton, BH25 6PA

£849,950

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*25 Appletree Close
New Milton
Hampshire
BH25 6PA*

An immaculately presented three double bedroom detached chalet style bungalow, situated in this prime, peaceful location yet within easy walking distance of New Milton town centre. This property sits on a much larger plot than usual, with a private south-westerly rear aspect. Other features of this fine property include a stunning large kitchen/dining room, a ground floor master bedroom with a separate dressing room and an en-suite shower room, a ground floor shower room, a first floor bathroom, excellent decorative order throughout, and the property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility/Store Room
- Two Ground Floor Double Bedrooms
- Shower Room
- En-Suite Shower Room
- Dressing Room
- Landing/Study Area
- First Floor Double Bedroom
- First Floor Bathroom
- Off Road Parking
- Large Private Gardens



The Property

Entrance porch with a UPVC double glazed sliding door and tiled flooring.

Lovely reception hall with an open glass staircase to the first floor, attractive tiled flooring, and recessed ceiling spotlights.

Impressive large sitting room with a feature UPVC double glazed walk-in bay, casement doors opening onto the patio, a lovely outlook over the rear garden, a recessed fireplace with a timber mantle, tiled hearth, and a living flame stove.

Stunning kitchen/dining room, with the kitchen area offering an excellent range of modern units with soft closing drawers and doors, stone worktops and upstands, an undermounted one and a half bowl sink unit with a mixer tap, a range style cooker with an extractor over, an integrated combination oven and dishwasher, an American style larder fridge, and a breakfast bar. The dining area provides ample space for a dining table, sofas, etc., and features UPVC double glazed casement doors onto the patio and rear garden.

Garage converted into a large utility/store room, with an excellent range of built-in storage, a high level double glazed Velux window providing natural light, a modern wall mounted Vaillant gas fired boiler, a sink unit with a mixer tap, space for a washing machine and tumble dryer, recessed ceiling spotlights, and a UPVC double glazed door to the outside. This room could be reconverted into a garage if required.

Two ground floor double bedrooms, with the excellent master bedroom benefiting from a walk-in dressing room with built-in shelving, drawers, and hanging space. There is an en-suite room fitted with a modern white suite comprising a fully tiled shower cubicle with a thermostatically controlled shower, a wash basin with storage beneath, a WC, recessed ceiling spotlights, an extractor fan, and tiled flooring.

Ground floor shower room fitted with a modern white suite comprising a fully tiled corner shower cubicle, a wash basin, a WC, tiled flooring, recessed ceiling spotlights, and an extractor fan.

Spacious first floor landing with built-in desks and storage, ideal for a study or home office area.

First floor double bedroom benefiting from a double aspect, built-in wardrobes, and access to eaves storage.

First floor bathroom comprising a tiled panelled bath with a mixer tap over, a wash basin, a WC, tiled flooring, an airing cupboard, recessed ceiling spotlights, and an extractor fan.

Please note that the seller of this property is a relative of a partner at Mitchells Estate Agents.





Gardens & Grounds

This property sits on a much larger than usual plot for this location, having purchased an additional area of garden.

The front garden is bordered by a low stone wall separating it from the pavement, and a shingle driveway provides off road parking for several vehicles.

Adjoining the rear of the property is a large patio area, with the remainder laid mainly to two lawns facing a sunny south-westerly direction. The garden features mature flower and shrub borders, a large timber garden shed, and offers a good degree of privacy and seclusion.

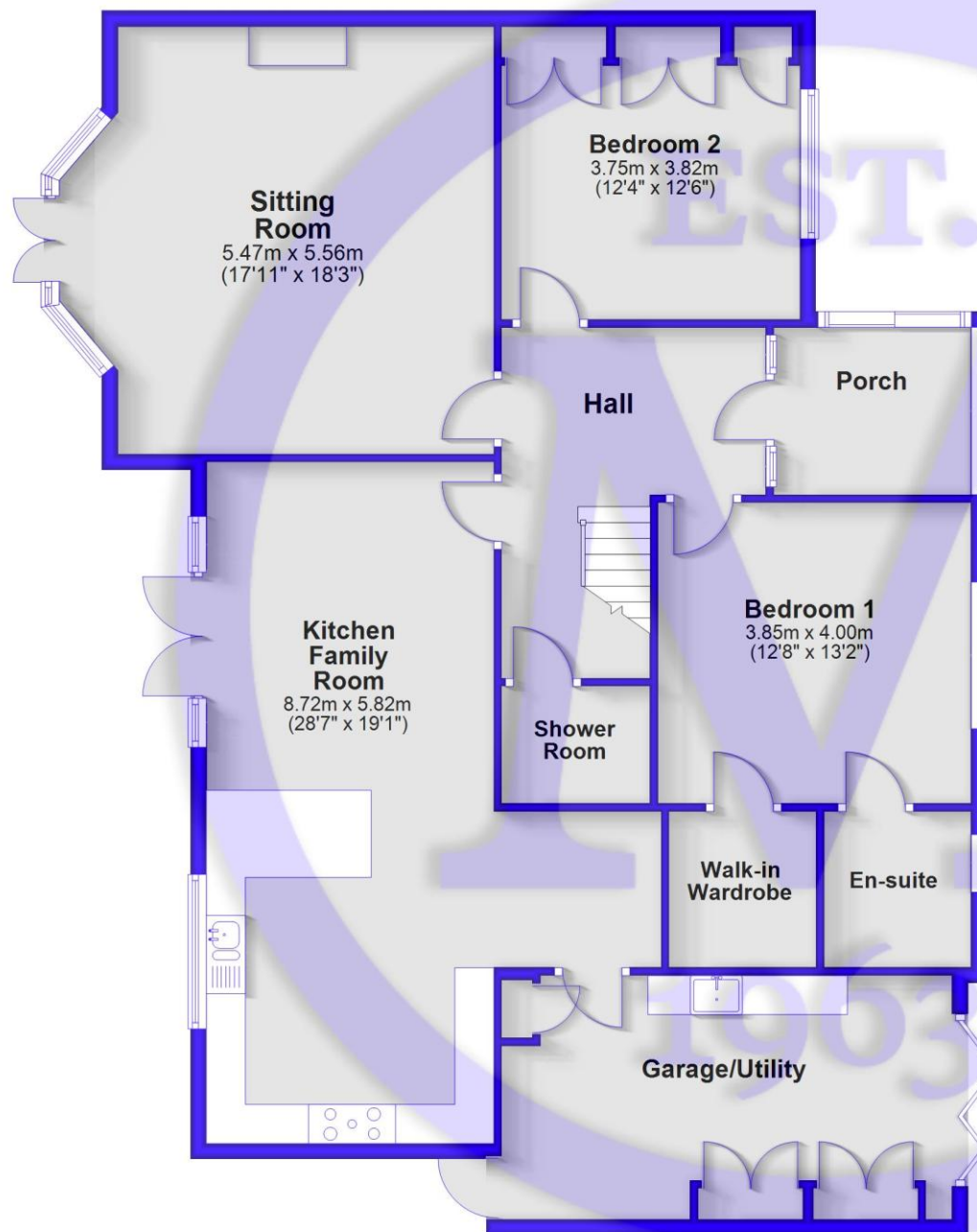
Services

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



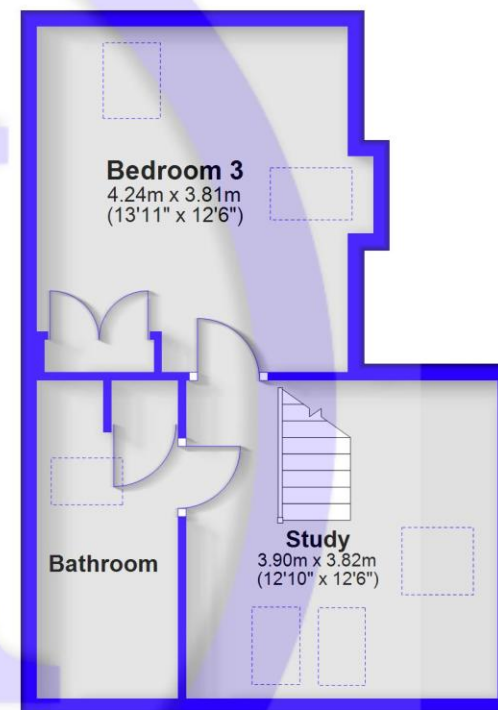
Ground Floor

Approx. 144.4 sq. metres (1554.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



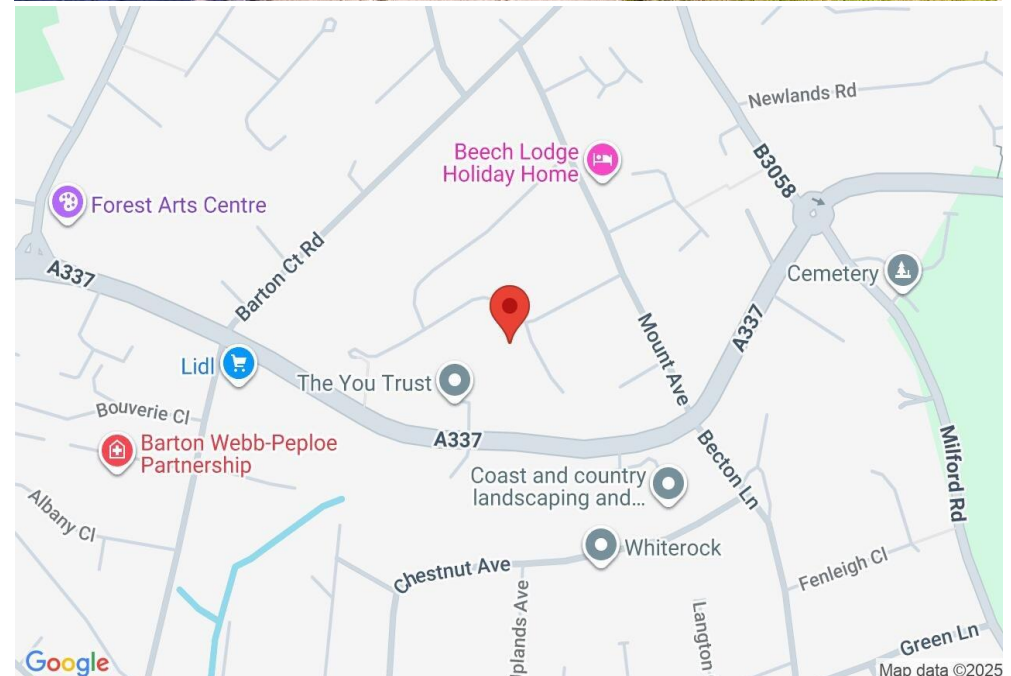
Total area: approx. 183.3 sq. metres (1972.5 sq. feet)

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 right at the traffic lights and proceed along Station Road. Take the second turning on the right into Barton Court Road, the first left into Mount Avenue, the second right into Orchard Grove, where 25 Appletree close will be seen ahead of you.





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