



6 Magnolia Court, 34 Ashley Road, New Milton, BH25 6FG

£359,950

Mitchells
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*6 Magnolia Court
34 Ashley Road
New Milton
Hampshire
BH25 6FG*

6 Magnolia Court is a fantastic four double bedroom townhouse situated just a short walk from New Milton town centre and the mainline railway station. Features of the property include a generous, fully fitted kitchen, a ground floor cloakroom, a master bedroom with an en-suite, and a south facing garden.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen
- Sitting/Dining Room
- First Floor Landing
- Two First Floor Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Second Floor Landing
- Two Second Floor Double Bedrooms
- South Facing Garden
- Allocated Parking



The Property

Entrance hall with tiled flooring, stairs to the first floor landing, a UPVC window, a central heating thermostat, and a large understairs storage cupboard housing an electrical consumer unit.

The kitchen is fitted with a range of modern cream gloss wall and base units with a contrasting timber effect worktop. Integrated appliances include a stainless steel one and a half bowl sink with a mixer tap and drainer, a four-burner gas hob with an extractor fan above, an eye level double oven, a tall stand up fridge/freezer, a dishwasher, and a washing machine. There is a UPVC window overlooking the front, and recessed ceiling spotlights.

Ground floor cloakroom with continuation of the tiled flooring, part tiled walls, and a white suite comprising a corner wash hand basin with a mixer tap and storage beneath, a WC, a chrome heated towel rail, and a UPVC window.

The sitting/dining room has a bright southerly aspect with sliding patio doors leading out to the rear garden, a UPVC window, a TV aerial point, and carpeted flooring.

First floor landing with stairs to the second floor and a UPVC window.

The family bathroom is fitted with a white suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, a panelled bath with a mixer tap and handheld shower attachment, a chrome heated towel rail, and a wall mounted mirror with a built-in light.

The master bedroom is situated at the rear of the property with a good selection of built-in wardrobes and its own en-suite shower room comprising a corner shower cubicle with thermostatic shower attachments, a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, a chrome heated towel rail, and a wall mounted shaver point.

Bedroom two is also on the first floor, with space for wardrobes and a UPVC window.

Second floor landing with an airing cupboard housing a combination boiler.

Two further double bedrooms, with bedroom four featuring a full height window and offering an ideal home office.





Gardens & Grounds

To the front of the property is a small lawn area with two flower beds and a pathway leading to the allocated and additional visitor parking.

To the rear of the property is a secluded south facing garden laid to decking, with high level fencing and shrubs.

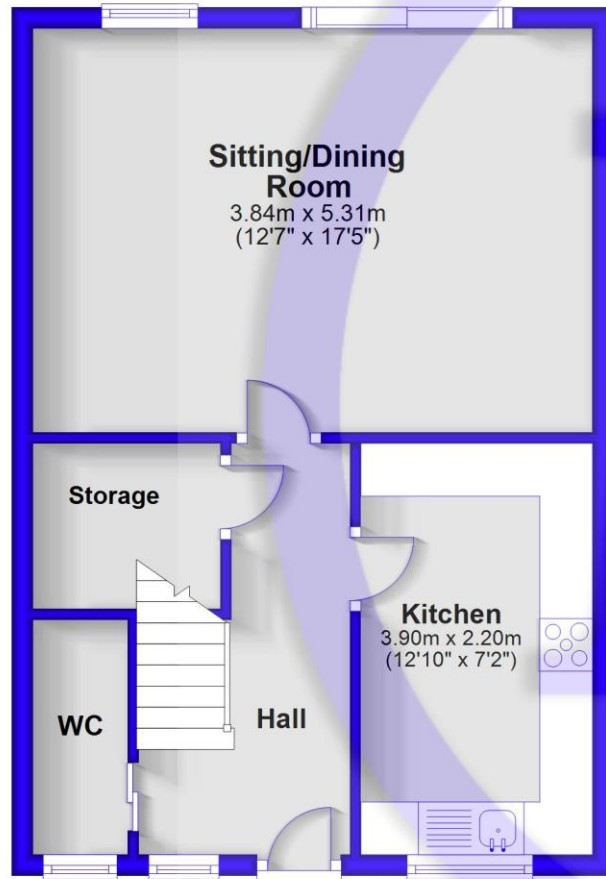
The property is offered with vacant possession, and a viewing is highly recommended.

Services

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

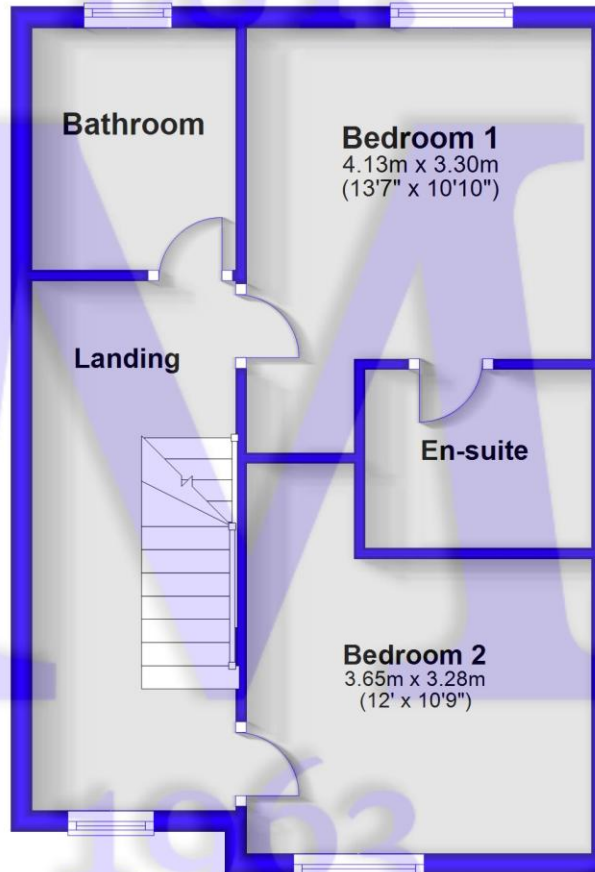
Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



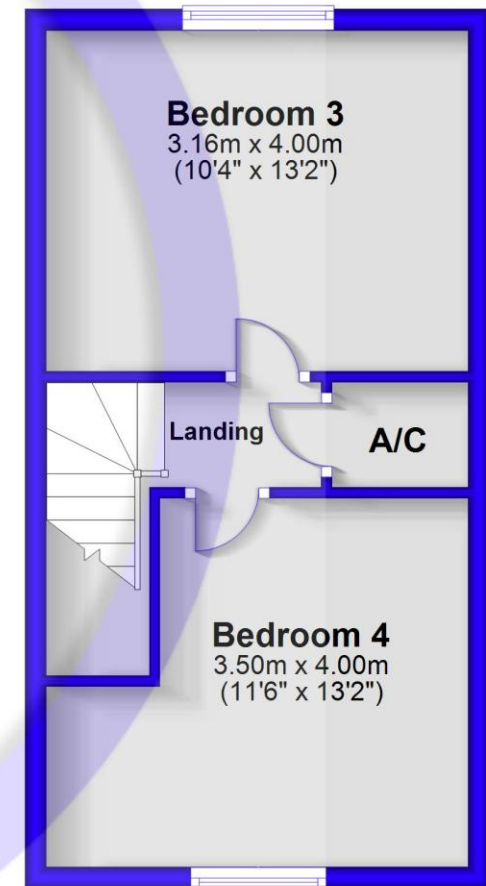
First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Second Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



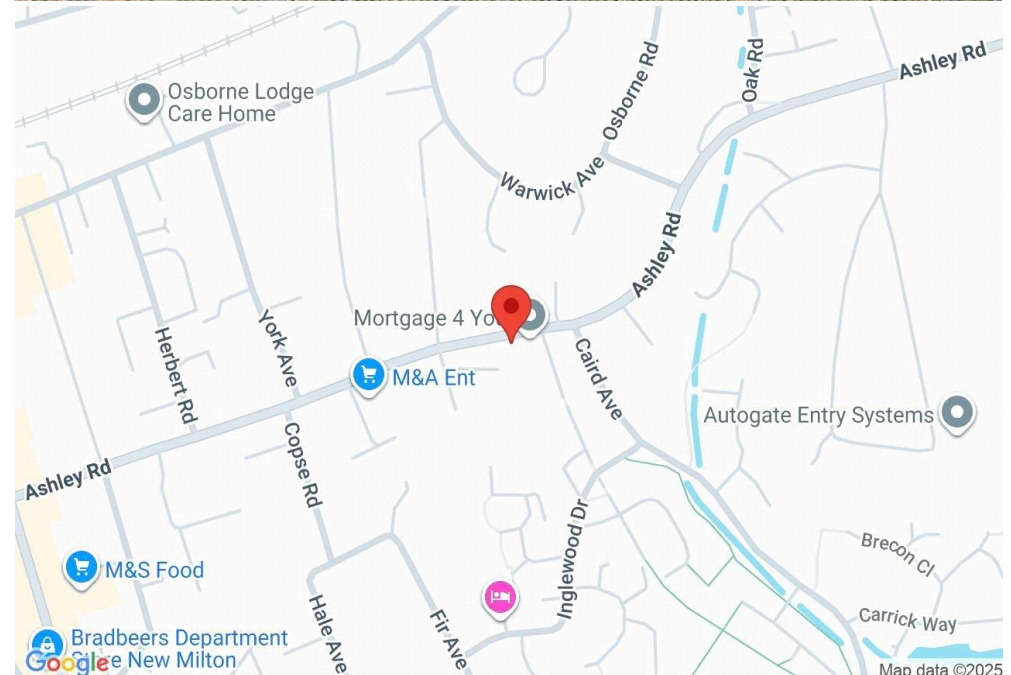
Total area: approx. 113.7 sq. metres (1224.3 sq. feet)

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 straight across the traffic lights into Ashley Road. Continue through the second set of traffic lights for approximately a quarter of a mile, then turn right just before Caird Avenue into Magnolia Court, where the parking will be directly in front of you.





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