



71 High Ridge Crescent, New Milton, BH25 5BU

£599,950

Mitchells
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*71 High Ridge Crescent
New Milton
Hampshire
BH25 5BU*

A beautifully presented three bedroom, two bathroom detached family house, situated in a quiet residential location within walking distance of New Milton town centre. The property has been maintained to a high standard by the current owners, and features include a modern kitchen and bathrooms, a sitting room, a spacious conservatory with doors opening onto the southwest facing garden, three double bedrooms, a driveway, and a garage.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Ground Floor WC
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- South Facing Garden
- Driveway
- Garage



The Property

Entrance hall with timber effect flooring, central heating thermostat, and a useful understairs coat cupboard. The sitting room enjoys a pleasant outlook to the front of the property, a feature fireplace with an inset electric fire, and double casement doors leading onto the conservatory.

The ground floor WC has tiled flooring, part tiled walls, WC, wash hand basin with mixer tap over and storage beneath, and a UPVC double glazed window.

The kitchen/dining room is a particular feature of the property, enjoying an outlook over the rear garden, a door to the rear, a generous range of modern grey wall and base units with a contrasting marble effect worktop, a one and a half bowl sink unit with mixer tap and drainer, an integrated fridge/freezer, space and plumbing for a washing machine, a breakfast bar, and a four burner gas hob with an extractor fan over.

The conservatory has UPVC double glazed windows, double casement doors leading onto the rear garden, tiled flooring, a solid roof, and a radiator.

The first floor landing has an airing cupboard and trap to the roof space.

Bedroom one is a generous king sized bedroom, enjoying a pleasant outlook over the rear garden, with a double wardrobe and a door leading through to the ensuite shower room.

The en-suite shower room has timber effect flooring, electrical shaving points, a UPVC double glazed window, and a suite comprising a large walk-in shower with a glass shower screen and waterfall shower attachment, WC, chrome ladder style heated towel rail, and his and her sink unit with storage beneath.

Bedrooms two and three are both double bedrooms, each enjoying an outlook over the rear garden.

The family bathroom has tiled flooring and part tiled walls, a UPVC double glazed window, and a suite comprising a panel bath with mixer tap over and handheld shower attachment, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, a corner shower cubicle with thermostatically controlled attachment and glass sliding doors, and a chrome ladder style heated towel rail.





Gardens & Grounds

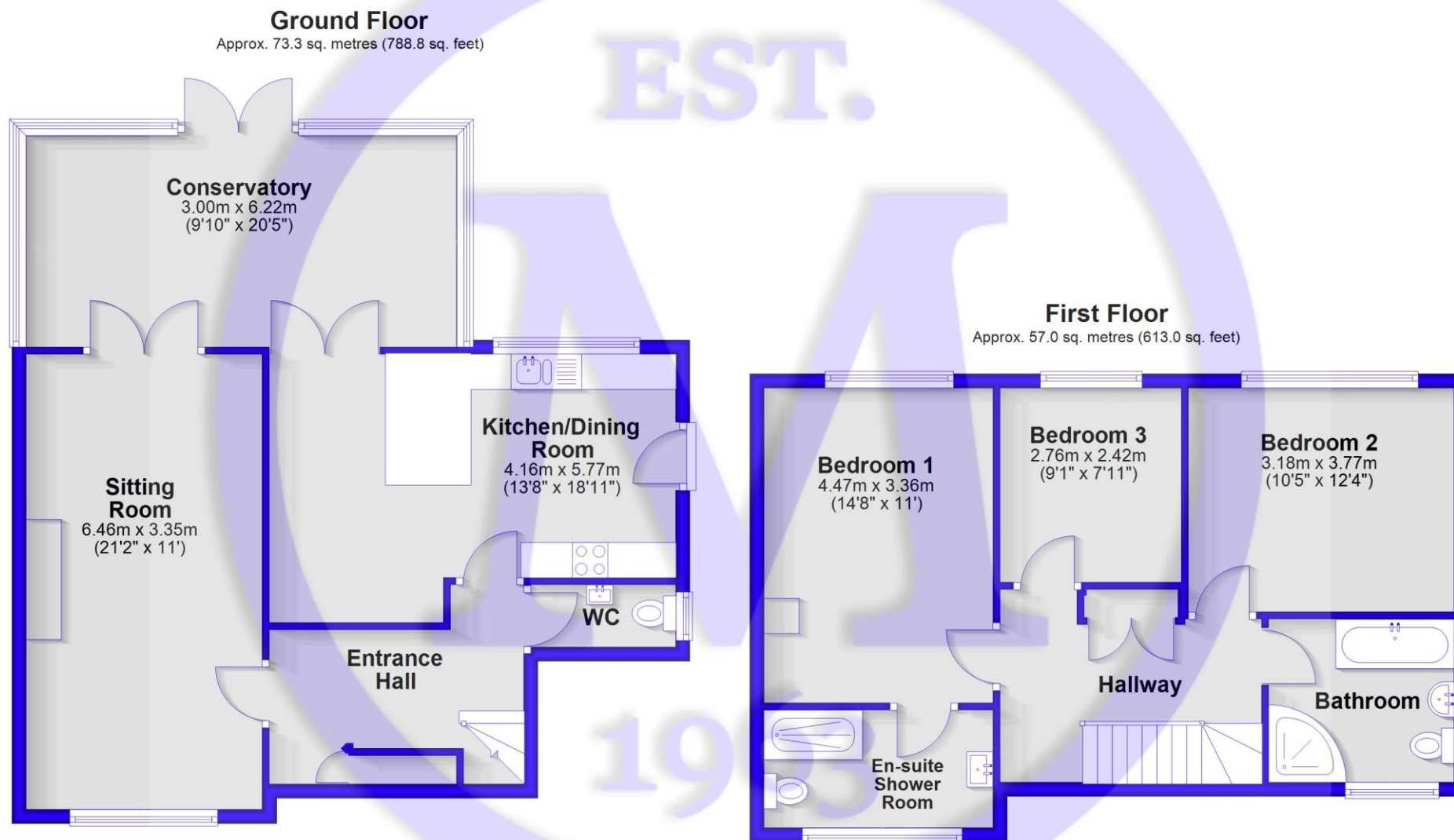
To the front of the property is a tarmac driveway leading to the garage, with an area of lawn to the front and pedestrian access to the side of the property.

The rear garden has been beautifully landscaped, all enjoying a fantastic south-west aspect. Adjoining the property is a large area of patio, and to the rear of the garden is an area of shingle with a garden shed and pergola seating area. The remainder of the garden is laid to lawn, with mature and colourful, well stocked borders.



Services

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



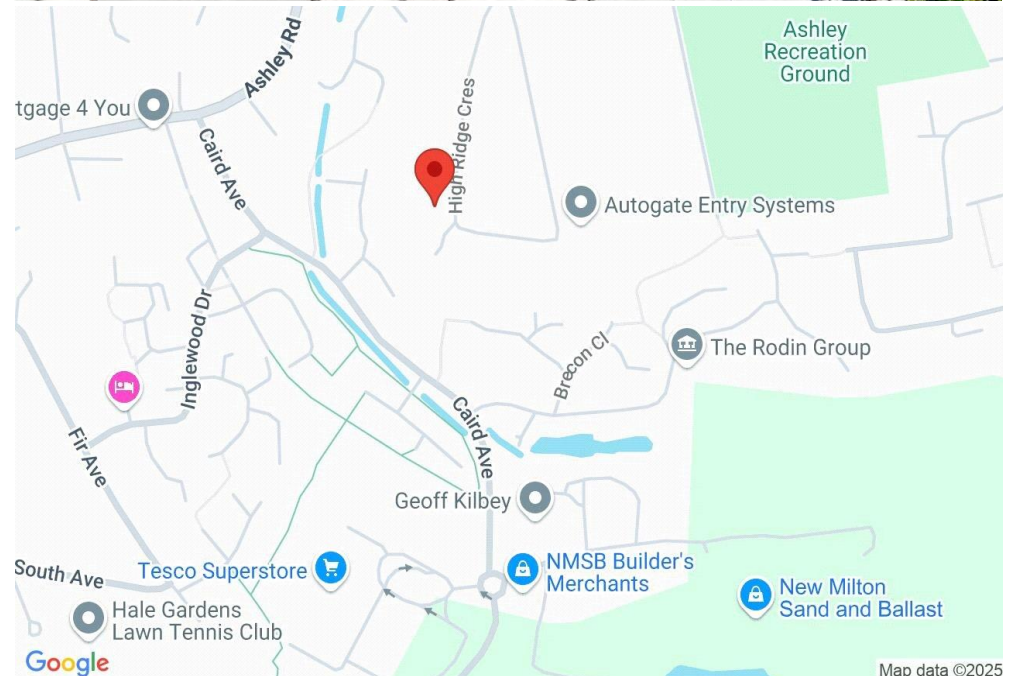
Total area: approx. 130.2 sq. metres (1401.8 sq. feet)

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, proceed across the traffic lights into Ashley Road. After approximately $\frac{3}{4}$ of a mile and at the top of the hill turn right into High Ridge Crescent. Continue straight ahead. Bear right and the property will be found on the right hand side.





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