



*58 Kennard Road, New Milton, BH25 5JX*

*£565,000*

**Mitchells**  
1963 — TODAY







*58 Kennard Road  
New Milton  
Hampshire  
BH25 5JX*

A substantial and characterful four bedroom detached bungalow, situated on a large corner plot in a fantastic position backing onto a beautiful woodland, with a walk to Ballard Lake via the water meadow. Other features of the property include a fantastic large sitting room with twin bay windows, exposed timber ceiling beams, and an impressive brick fireplace, a detached garage, a good sized conservatory, a large garden building suitable as an office, hobbies room, etc, and excellent scope to extend. An internal viewing is recommended to fully appreciate the size of the property and the quality of the plot.

- Entrance Porch
- Sitting Room
- Inner Hall
- Kitchen/Breakfast Room
- Conservatory
- Four Bedrooms
- Cloakroom
- Bathroom
- Off Road Parking
- Detached Garage
- Garden Building





## The Property

Entrance hall with a UPVC double glazed front door and tiled flooring.

Superb characterful sitting room with exposed timber ceiling beams, twin walk-in bay windows, and an impressive brick fireplace with a recessed wood burning stove.

Kitchen/breakfast room fitted with a range of timber effect wall and base units, a contrasting dark worktop, an inset one and a half bowl sink unit with mixer tap, integrated dishwasher, double electric oven, electric hob and extractor fan, ample room for a central kitchen table, part tiled walls, a double aspect, and a utility cupboard with space for a washing machine and dryer.

Conservatory with tiled flooring, twin doors onto the patio, and a lovely private outlook over the rear garden.

Four bedrooms, three with built-in storage and vanity units.

Bathroom comprising a panelled bath, a separate shower cubicle, a wash basin with storage beneath, WC, part tiled walls, and a double aspect.







## Gardens & Grounds

The property sits on a fantastic large corner plot with the front garden laid mainly to shingle, providing additional off road parking, if required.

A driveway extends along the side of the property to the carport, providing covered parking for one vehicle, which in turn leads to the detached garage with a pitched roof and an up and over door.

The rear garden is a particular feature of the property and is laid mainly to lawn, with a mature apple tree, high level hedging, and a lovely wooded backdrop providing a high degree of privacy. There is a timber garden shed to the rear of the garage with an adjoining log store, and a fantastic large timber garden building, currently split into three separate areas, suitable for a variety of purposes including a home office, gym, hobbies room, etc.

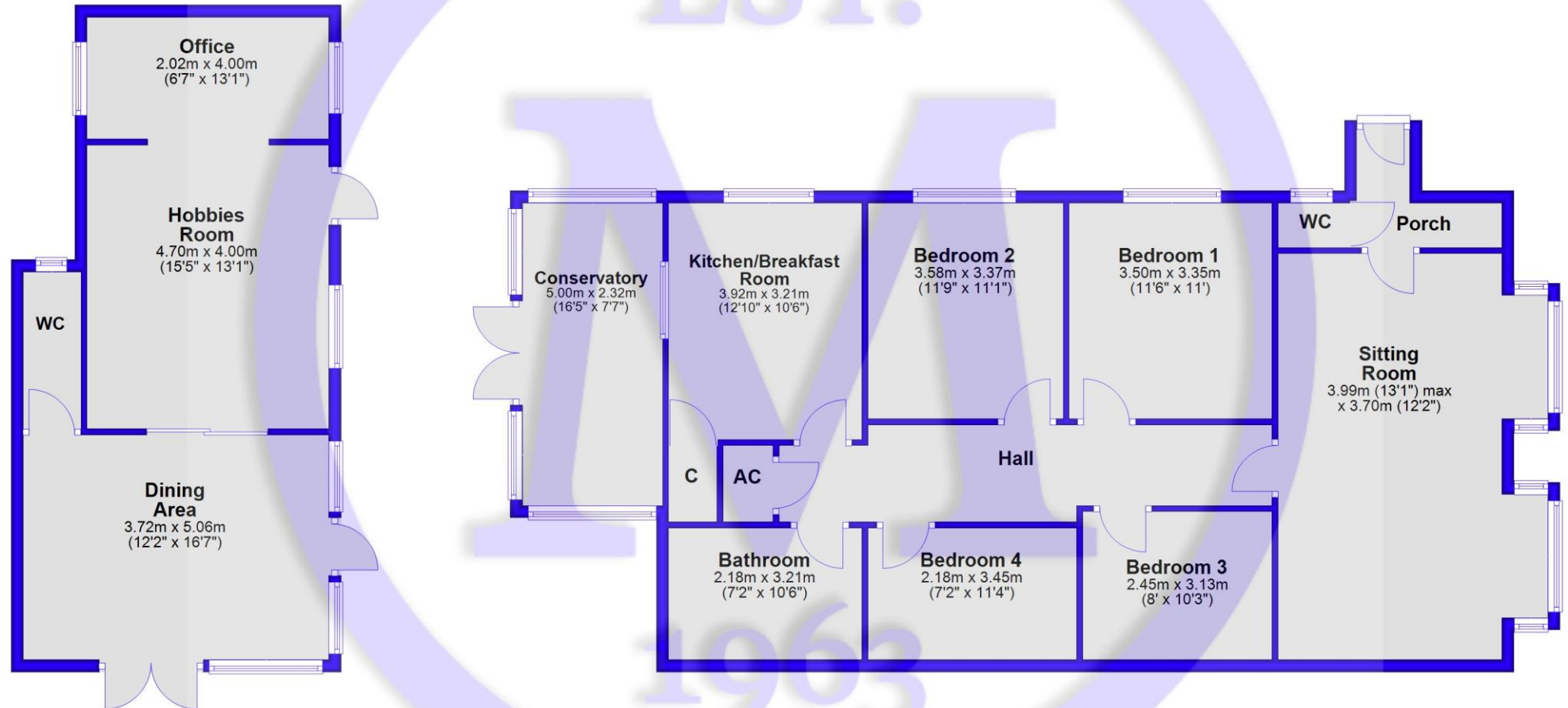


## Services

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

## Floor Plan

Approx. 170.0 sq. metres (1830.4 sq. feet)



Total area: approx. 170.0 sq. metres (1830.4 sq. feet)

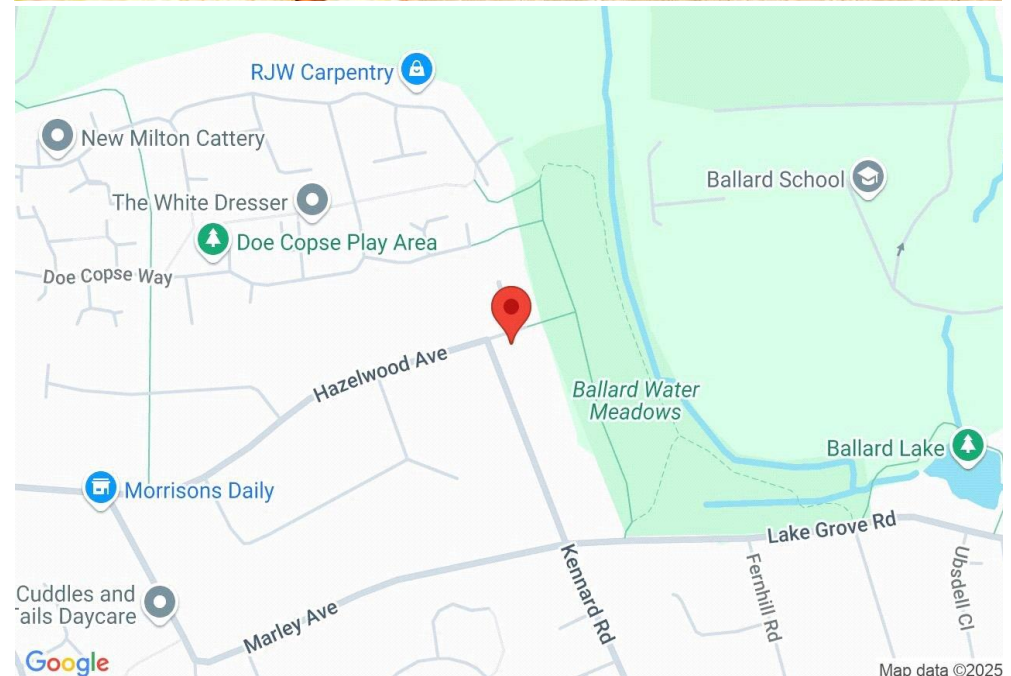


## Situation

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 proceed over the railway bridge. Take the first turning left into Avenue Road. At the end, bear right into Kennard Road, where the property will be seen at the end on the right hand side.







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