



*1 Larkshill Close, New Milton, BH25 5RN*

£635,000

**Mitchells**  
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*1 Larkshill Close  
New Milton  
Hampshire  
BH25 5RN*

A lovely and highly deceptive, four bedroom Pennyfarthing built house is situated on this highly desirable development within walking distance of both New Milton town centre and Ballard Lake. The property offers spacious accommodation with features including two lovely reception rooms, ground floor double bedroom and shower room, utility, master bedroom with en suite and private and secluded west facing garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- Ground Floor Bedroom
- Ground Floor Shower Room
- Three Bedrooms
- En-Suite Shower Room
- Driveway & Garage
- West Facing Rear Garden



# The Property

Entrance hall with stairs to first floor landing, useful understairs storage cupboard, central heating controls and radiator.

Kitchen is fitted with a range of cream wall and base units with a contrasting stone effect worktop, large UPVC double glazed window giving a view over the rear garden and built in appliances include four burner gas hob with extractor fan over, eye level double oven, stainless steel sink with mixer tap over and drainer, stand up fridge freezer and access through to both the utility room and dining room.

Utility with matching base units with contrasting worktop, stainless steel sink with mixer tap over and drainer, wall mounted Glow worm boiler, electrical consumer unit and space for tall stand up fridge freezer and additional storage. A UPVC door gives access to the driveway and rear garden.

Sitting Room is situated at the front of the property and has a bright double aspect with feature bay window at the front, TV ariel point and double casement doors leading through to the dining room with ample space for furniture, UPVC window and sliding doors leading to the conservatory.

Conservatory is constructed with a dwarf cavity brick wall, UPVC double glazed windows, double casement doors onto the patio and rear garden, poly carbonate roof and two roof vents.

Spacious ground floor double bedroom has an outlook to over the front garden, built in wardrobes and TV ariel point.

Ground floor shower room with lino flooring, fully tiled walls and suite comprising pedestal wash hand basin with mixer tap over, WC, corner shower cubicle with sliding glass shower doors and thermostatically controlled shower attachments.

On the first floor landing is a hatch to loft space, airing cupboard housing the hot water cylinder and slatted shelves for storage and additional storage cupboard.

First floor cloakroom with WC, pedestal wash hand basin with mixer tap over and UPVC double glazed window.

On the first floor are three lovely bedrooms, two of which are generous double bedrooms with bedroom two currently set up as a home office/hobbies room.

The master bedroom is a particularly generous double with a good selection of storage, TV ariel point and its own en suite bathroom. The en suite comprises panel bath with mixer tap over and handheld shower attachment, shower curtain, pedestal wash hand basin, WC, fully tiled walls and UPVC window.





## *Gardens & Grounds*

To the front of the property is an area of lawn with mature hedging and tarmac driveway giving access to the single garage and giving off road parking for approximately three vehicles.

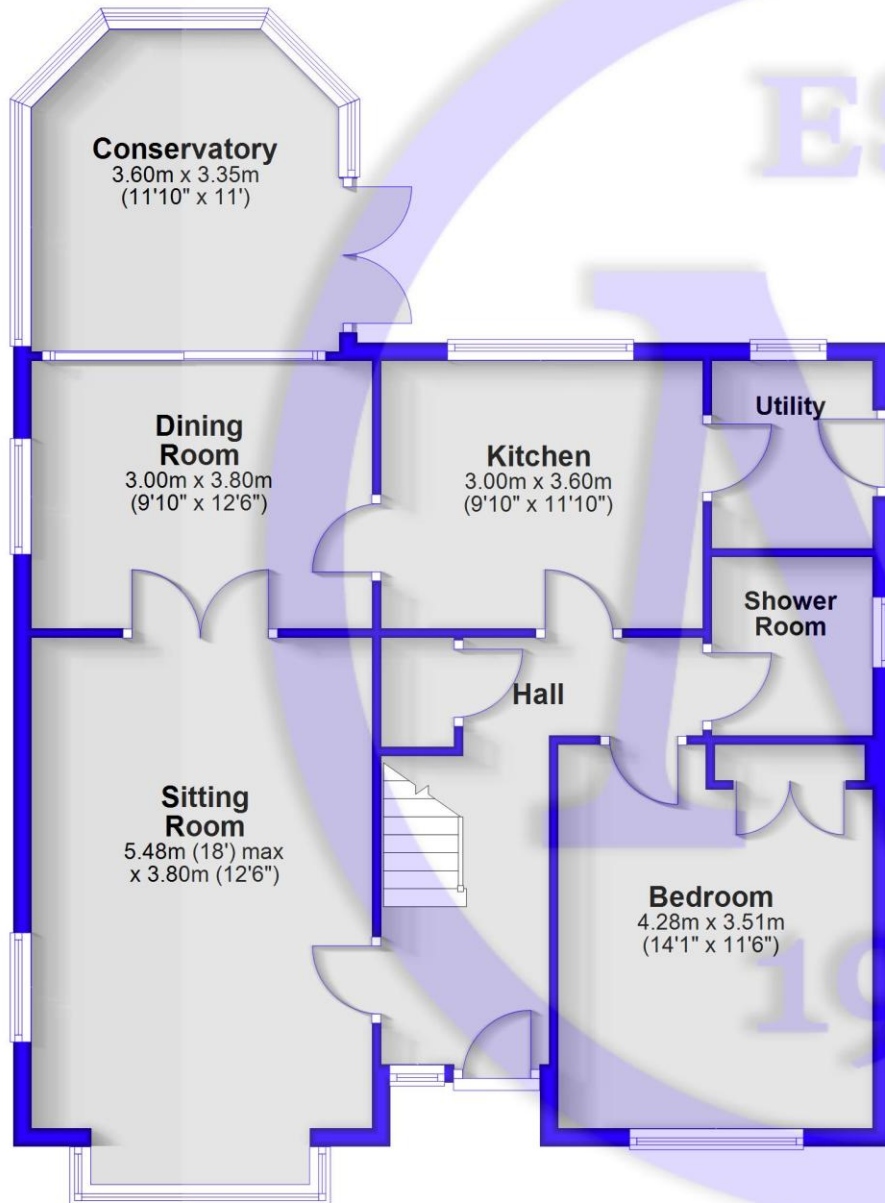
A side gate gives access to the rear garden which is surrounded by a high level brick wall making it extremely private and secluded, has a sun south and westerly aspect with mature planting, greenhouse, patio area, storage shed and a large area of lawn.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: C

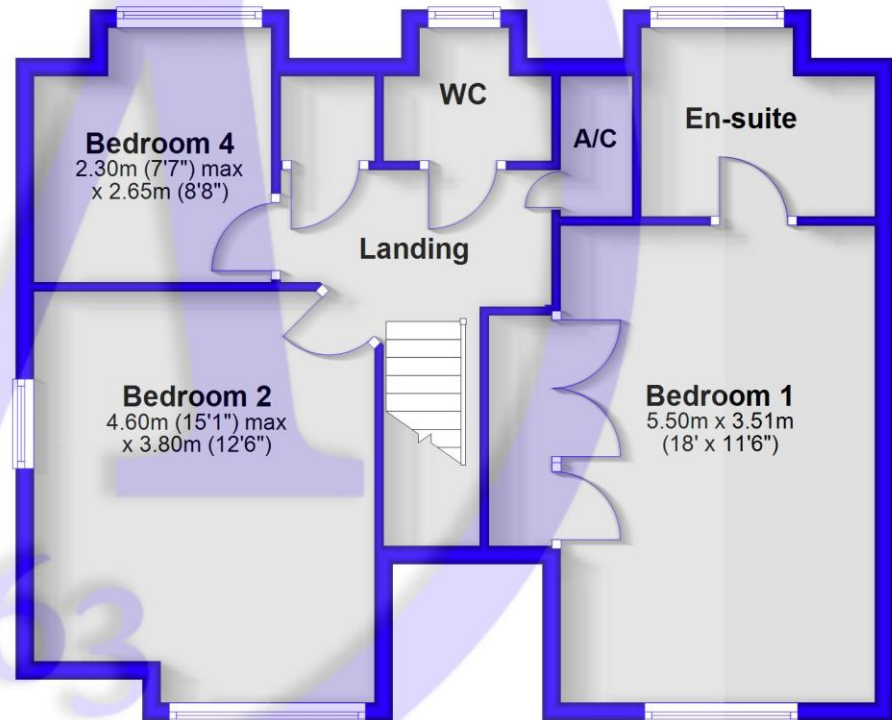
### Ground Floor

Approx. 91.8 sq. metres (988.4 sq. feet)



### First Floor

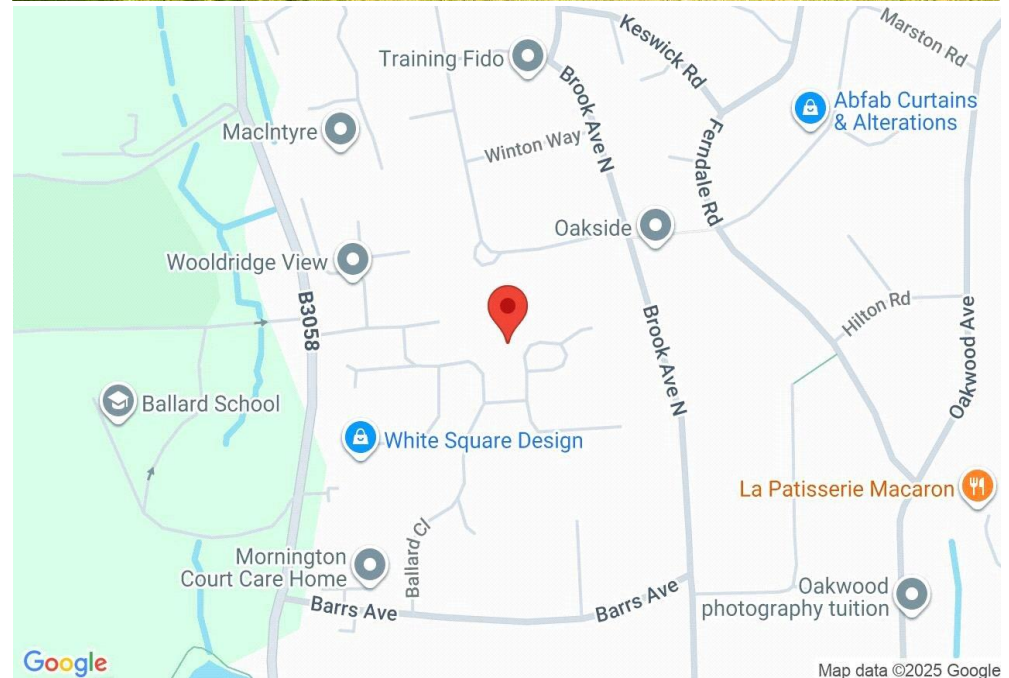
Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 155.7 sq. metres (1675.8 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.





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