



*26 Marley Avenue, New Milton, BH25 5LJ*

*£650,000*

**Mitchells**  
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*26 Marley Avenue  
New Milton  
Hampshire  
BH25 5LJ*

A substantial and traditional detached family house situated in a popular and convenient location, within easy reach of the town centre, the mainline railway station, and the local schools. The property has been sympathetically modernised over the years and features a superb large plot, a spacious kitchen/dining/family room, a separate utility room, potential for a loft conversion if required, and a large garage/workshop.

- Porch & Entrance Hall
- Sitting Room
- Kitchen/Dining/Family Room
- Separate Utility Room
- Ground Floor Cloakroom
- Four Bedrooms
- Family Bathroom
- Off Road Parking
- Garage/Workshop
- Large Gardens



# The Property

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

Entrance hall with oak flooring and stairs leading to the first floor.

Impressive triple aspect sitting room with a lovely bay window to the front, twin feature windows, a fireplace with a timber mantle, stone hearth, and an inset Clearview wood burning stove, along with twin UPVC double glazed doors opening onto the rear garden.

Superb large kitchen/dining/family room, with the kitchen area comprising a range of Habitat Olivia freestanding hardwood units, space for a range style cooker with an extractor over, space for an American style larder fridge, tile effect flooring, and ample room for dining and additional seating.

Useful separate utility room with a sink unit and mixer tap, space for a washing machine, tumble dryer, and fridge, exposed timber beams, timber effect flooring, double aspect windows, and a casement door to the outside.

Ground floor cloakroom with a WC, a hand basin with a mixer tap, and a wall mounted Worcester gas fired boiler.

First floor landing with a hatch to the roof space and a pull down ladder.

Four bedrooms, three of which are doubles, with the master bedroom featuring exposed timber flooring and a UPVC double glazed bay window.

Fully tiled family bathroom fitted with a modern white suite, including a roll top bath with an independent shower over and glass shower screen, a wash basin with storage beneath, tiled flooring, recessed ceiling spotlights, a heated towel rail, an extractor fan, and an airing cupboard.

Separate WC with oak flooring and part tiled walls.





## Gardens & Grounds

The property sits on a superb large plot, ideal for family life. The front garden is laid mainly to lawn, with mature and colourful beds and borders, while high level mature hedging provides privacy from the road.

A block paved driveway extends along the side of the property, providing excellent off road parking and leading to the detached garage/workshop/logstore. The garage and workshop measure 9.1m by 2.65m, with a pitched roof, and twin opening timber doors. To the rear, there is a useful logstore area measuring 1.85m by 2.65m.

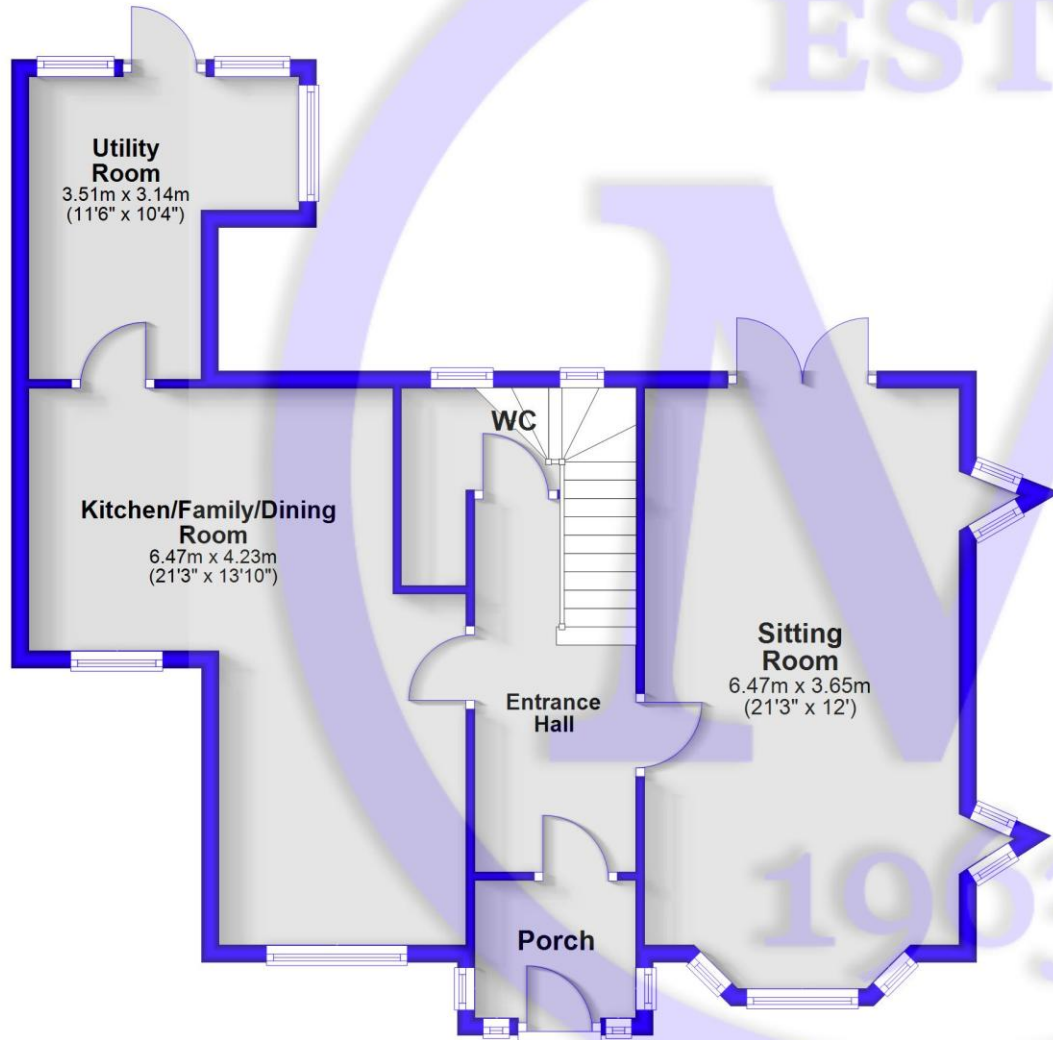
Adjoining the rear of the property is a patio area with a timber pergola, leading to a raised decking area. The majority of the rear garden is laid to lawn, with well stocked beds and borders, specimen trees, and a timber garden chalet.

## Services

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

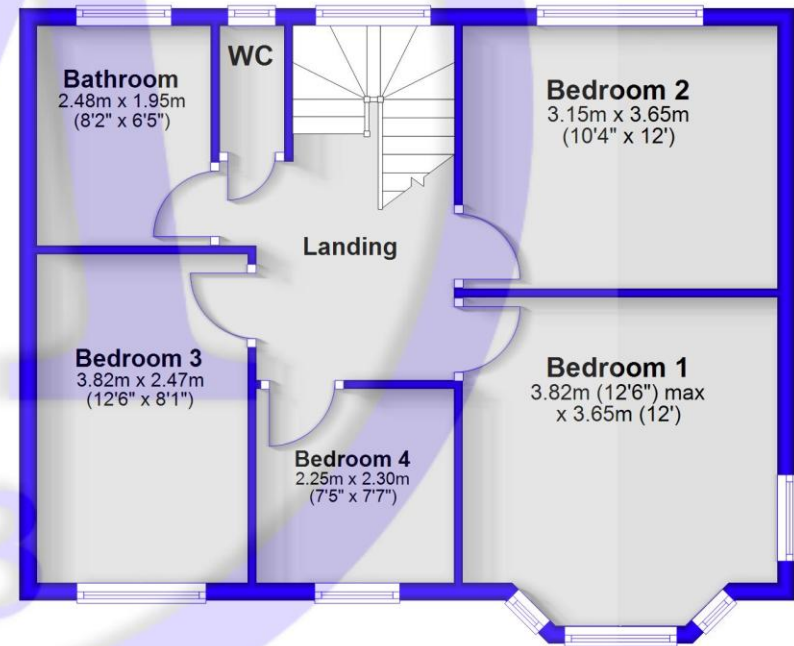
### Ground Floor

Approx. 74.1 sq. metres (797.4 sq. feet)



### First Floor

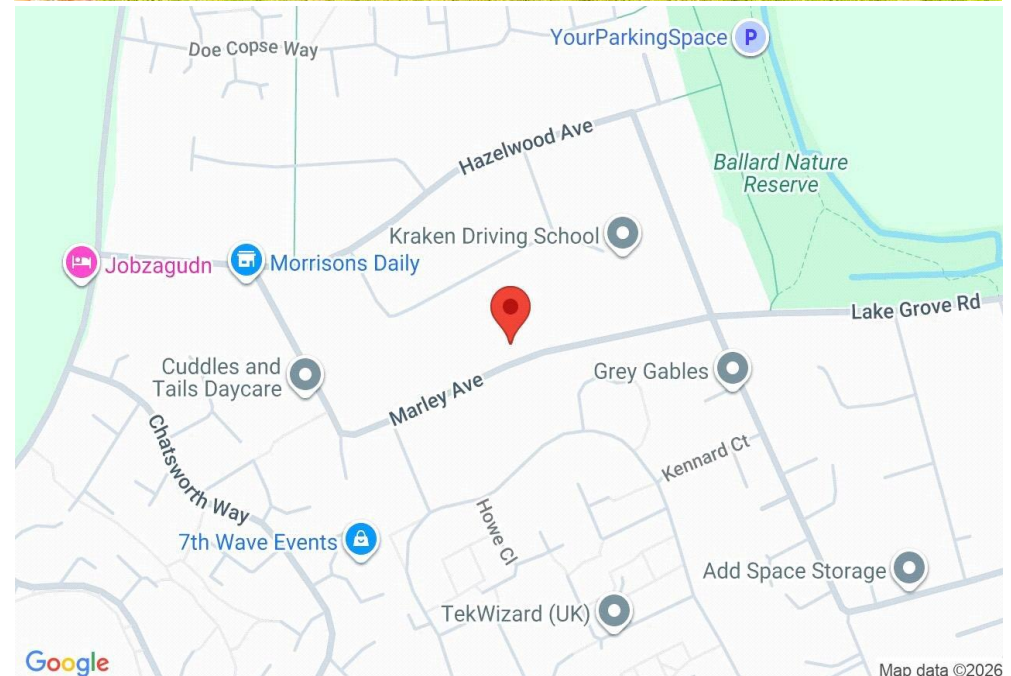
Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 130.9 sq. metres (1408.8 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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