



*117 Station Road, New Milton, BH25 6JP*

*£399,950*

**Mitchells**  
1963 — TODAY



*117 Station Road  
New Milton  
Hampshire  
BH25 6JP*

This beautifully presented, Pennyfarthing built three bedroom house is conveniently situated just a few steps from New Milton town centre and mainline railway station. The property offers bright and modern accommodation, with features including a ground floor cloakroom, a sitting/dining room, a conservatory, a master bedroom with an en-suite, and parking.

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting/Dining Room
- Conservatory
- First Floor Landing
- Three Bedroom
- Family Bathroom
- En-Suite Shower Room
- Secluded Garden
- Parking



# The Property

Entrance hall with tiled flooring, electrical consumer unit, central heating controls, central heating thermostat, and stairs to the first floor landing.

The kitchen is fitted with a range of modern cream wall and base units with a contrasting stone effect worktop and a stainless steel one and a half bowl sink with a mixer tap over and drainer. Integrated appliances include an eye level double oven and a four burner gas hob with an extractor fan over and glass splashback. Recess suitable for a microwave, tall stand up fridge/freezer, dishwasher, and washing machine.

Double casement doors lead through to the sitting/dining room, with a large understairs storage cupboard, ample space for furniture, UPVC window, TV aerial point, and double casement doors leading through to the conservatory.

The conservatory is constructed of floor to ceiling UPVC double glazed windows, double casement doors leading out to the patio, and a double glazed roof with built-in blinds.

The ground floor cloakroom is fitted with a modern white suite comprising a WC, wash hand basin with a mixer tap over and storage beneath, tiled splashback, wall mounted mirror, and a radiator.

First floor landing with an airing cupboard housing the pressurised hot water cylinder, with slatted shelves for storage.

The family bathroom is beautifully presented with a modern suite comprising a panel bath with a mixer tap over and handheld shower attachment, glass shower screen, WC, wash hand basin with a mixer tap over and storage beneath, tile effect flooring, fully tiled walls, and a chrome heated towel rail.

On the first floor are three lovely bedrooms, with bedrooms one and two both benefitting from built-in storage and with the master enjoying its own luxury en-suite shower room.

The en-suite comprises a wash hand basin with a mixer tap over and storage beneath, WC, walk-in shower with glass shower doors and thermostatic shower attachments, chrome heated towel rail, fully tiled walls, and an extractor fan.

Bedroom three would make an ideal child's bedroom but is currently set up as a home office, with views over the rear garden.





## *Gardens & Grounds*

To the front of the property is a beautifully landscaped garden, with the majority laid to hard landscaping for ease of maintenance, with mature and colourful planting. A block paviour path leads to the front door.

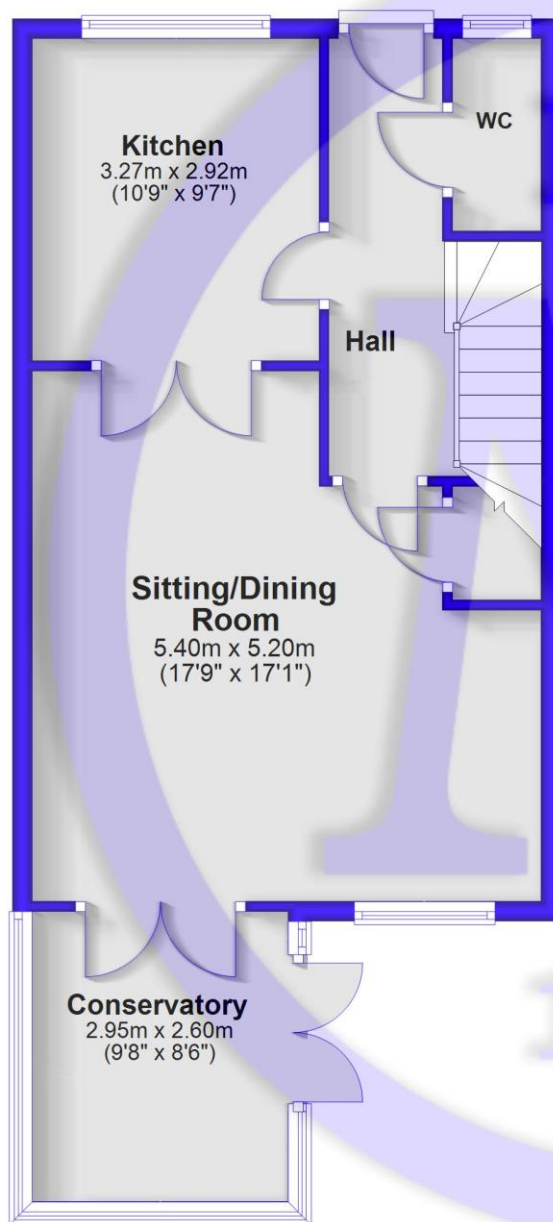
The rear garden is a particular feature of this property, with high level fencing making the garden extremely private and secluded. There is a high level wall to the rear with a gate providing access to the parking, along with a storage shed, and mature, colourful borders.

## *Services*

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

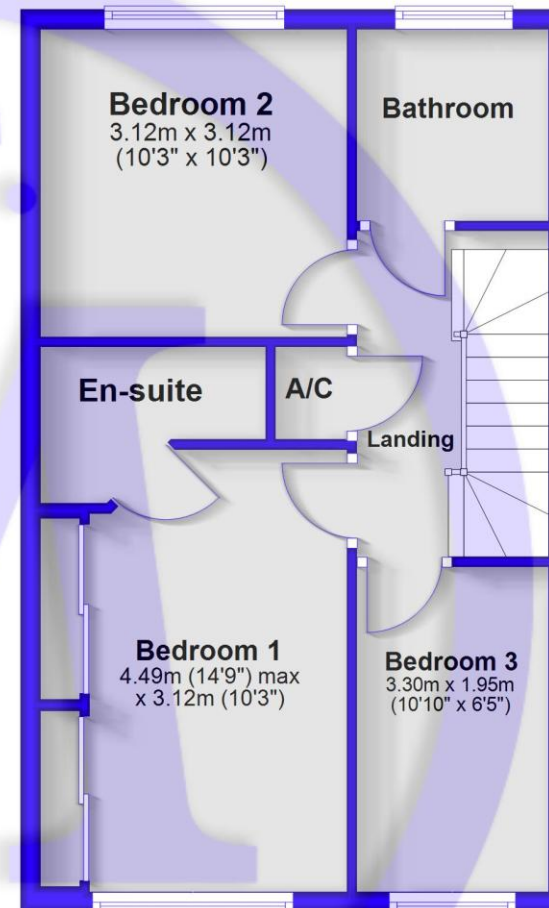
## Ground Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



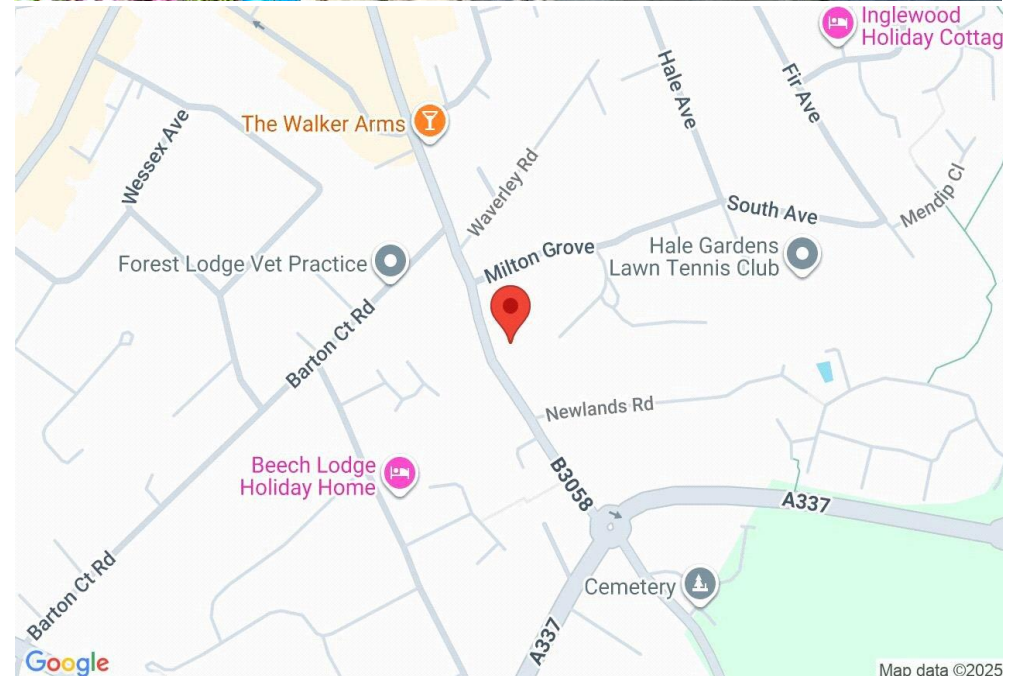
Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

## 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 right at the traffic lights onto Station Road. The property will be found after a short distance on the left hand side.





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