



Footprints, 2 Waverley Road, New Milton, BH25 6PQ

£730,000

Mitchells
1963 — TODAY



Footprints
2 Waverley Road
New Milton
Hampshire
BH25 6PQ

An individual and characterful detached chalet style property, conveniently located in a peaceful position yet only a few minutes' walk from New Milton town centre. This property is superbly presented throughout and has been sympathetically modernised to a particularly high standard in recent years. Other features of this lovely chalet include flexible accommodation, with two ground floor and two first floor double bedrooms if required, a beautiful triple aspect kitchen/breakfast room, lovely private gardens, a large garage/workshop, and an internal viewing is highly recommended to fully appreciate the style and size of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Two Ground Floor Bedrooms
- Ground Floor Shower Room
- Galleried Landing
- Two First Floor Bedrooms
- First Floor Bathroom
- Garage/Workshop
- Off Road Parking
- Landscaped Gardens



The Property

Entrance hall with UPVC double glazed front door, engineered oak flooring, and a strip wood staircase to the first floor.

Lovely sitting room featuring a large walk-in bay window, engineered oak flooring, and a private outlook to the front.

Stunning triple aspect kitchen/breakfast room fitted with a range of high quality wall and base units with soft closing drawers and doors, contrasting granite worktops with an undermounted sink unit and mixer tap, space for a range style cooker, an integrated fridge/freezer, AEG microwave, breakfast bar, tiled flooring, a roof lantern providing an abundance of natural light, and double casement doors giving access to the patio and rear garden.

Useful separate utility room with a further range of built-in units with granite worktops, undermounted butler sink with mixer tap, space for a washing machine and dishwasher, an integrated tall freezer, tiled flooring, and a UPVC double glazed door leading outside.

Two ground floor bedrooms, both with a continuation of the oak flooring. These rooms could also be utilised as a separate dining room or study, if required.

Galleried landing with trap to roof space and an area suitable for a computer desk.

Two first floor double bedrooms, both with excellent bespoke built-in storage, one of which provides access to the airing cupboard housing a modern wall mounted Worcester gas fired central heating boiler.

First floor bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over, glass shower screen, wash basin with storage beneath, WC, and a chrome ladder style heated towel rail.





Gardens & Grounds

The property sits on a beautifully landscaped plot. The front garden features a generous shingle driveway providing off road parking for several vehicles, while mature and well stocked borders offer privacy from the road.

The driveway extends alongside the property through twin wrought iron gates, leading to a large detached garage measuring approximately 9.06m x 3.82m. This garage provides covered parking for up to three vehicles, has a pitched roof, twin opening timber doors, power and lighting, and could easily be converted into a separate annexe, home office, or hobbies room if desired.

The rear garden is a particular feature of the property, with a paved patio area edged in decorative brick adjoining the kitchen/breakfast room. There is a well-maintained shaped lawn with mature, colourful shrub borders, a second patio area, vegetable beds, a lean-to greenhouse, a wooded backdrop, and a high degree of privacy and seclusion.

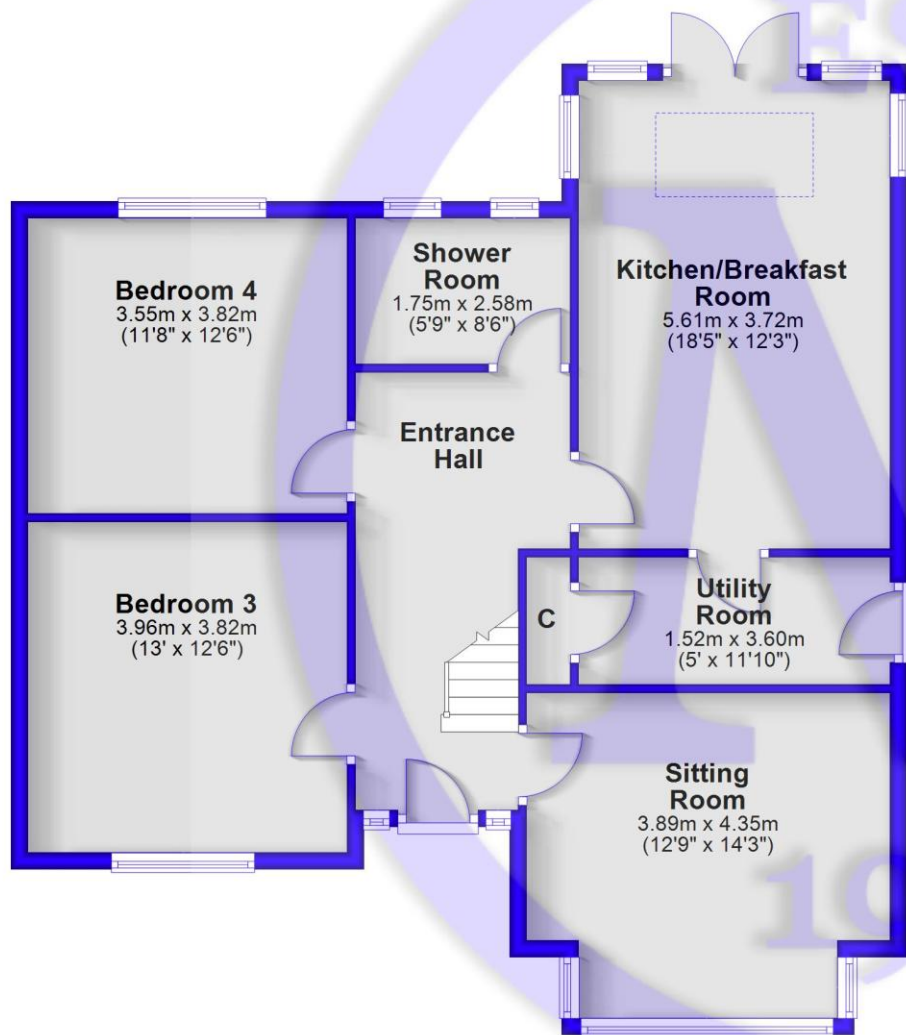


Services

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

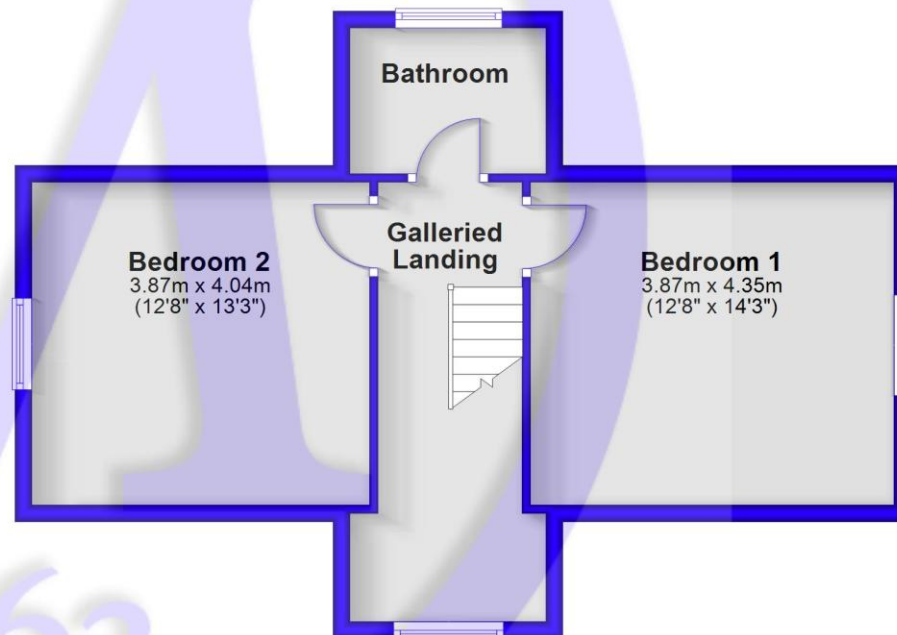
Ground Floor

Approx. 90.8 sq. metres (977.0 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



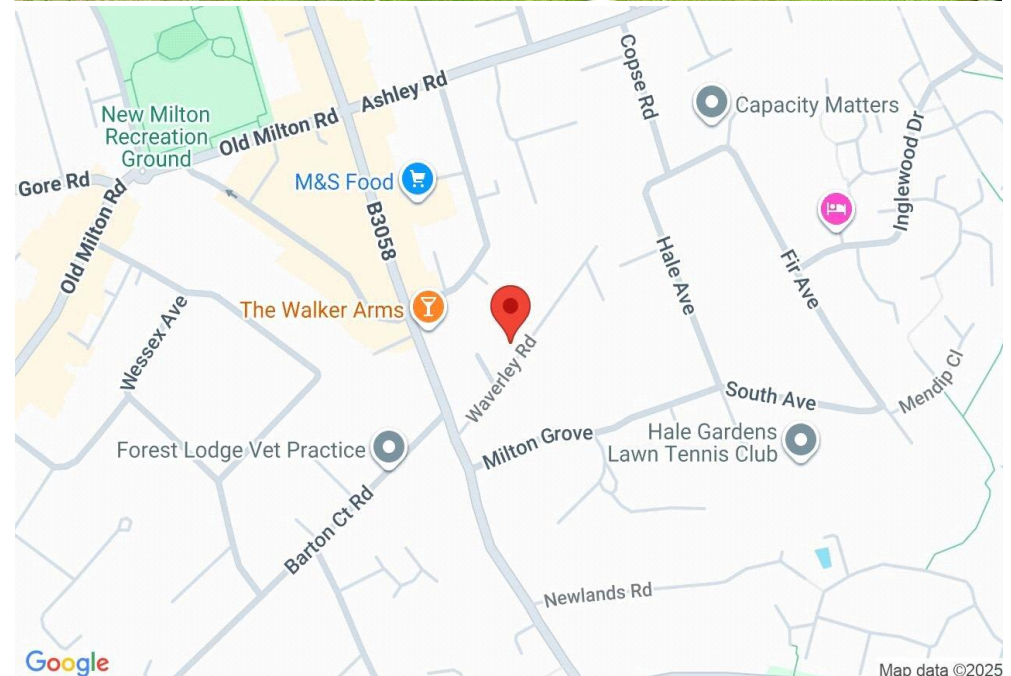
Total area: approx. 138.3 sq. metres (1489.1 sq. feet)

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 and proceed along Station Road. Take the second turning on the left onto Waverley Road, where the property will be found on the left hand side.





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