



22 Cull Lane, New Milton, BH25 5QQ

£585,000

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*22 Cull Lane
New Milton
Hampshire
BH25 5QQ*

An attractive and individual five bedroom detached family house, situated in a sought after and peaceful lane in a convenient location within easy reach of New Milton town centre, the mainline railway station, and the open forest of the New Forest National Park. The accommodation is set over three floors and features two separate reception rooms, a good sized kitchen/breakfast room, an en-suite to the master bedroom, a conservatory overlooking the generous rear garden, excellent off road parking, and current planning permission for a stylish single storey rear extension, if required.

- Entrance Hall
- Sitting Room & Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Three First Floor Bedrooms
- First Floor Bathroom & En-Suite Shower Room
- Two Second Floor Bedrooms
- Detached Garage & Off Road Parking
- Good Sized Private Gardens



The Property

Entrance hall with a UPVC double glazed front door, stairs to the first floor, and attractive floor tiling.

Good sized, double aspect sitting room featuring a fireplace with a marble backing and hearth, and a recessed wood burning stove.

Separate dining room with a feature double glazed bay window overlooking the rear garden.

Conservatory constructed from UPVC double glazing, with a pitched polycarbonate roof, a casement door opening onto the patio, and a private outlook over the rear garden.

Kitchen/breakfast room fitted with a range of modern grey wall and base units, a quartz worktop, and a one and a half bowl sink unit with mixer tap. Integrated appliances include an AEG double oven, a warming drawer, a touch control induction hob, a microwave, an extractor fan, a dishwasher, a fridge, and a separate freezer. Additional features include attractive wall tiling, timber effect flooring, a breakfast bar with seating for four, a wine fridge, double aspect windows, recessed ceiling spotlights, a wall mounted gas fired boiler concealed in a cupboard, and a large understairs storage cupboard.

Useful separate utility room with space and plumbing for a washing machine and tumble dryer, plus twin low level storage cupboards.

Ground floor cloakroom with a WC and hand basin.

First floor landing with stairs to the second floor and an airing cupboard.

Three good sized first floor bedrooms, all with built-in wardrobes. The master bedroom benefits from a fully tiled en-suite shower room.

Spacious family bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, a wash basin, a WC, timber effect flooring, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.

Second floor landing with a computer desk and twin double glazed Velux windows.

Two second floor double bedrooms, both with built-in storage.





Gardens & Grounds

The property sits on a good sized mature plot, with the front garden accessed via a timber gate leading to a generous tarmac driveway, providing excellent off road parking and extending along the side of the property to the detached single garage, which has a pitched roof and an up and over door. The remainder of the front garden is mainly laid to lawn with mature flower and shrub borders.

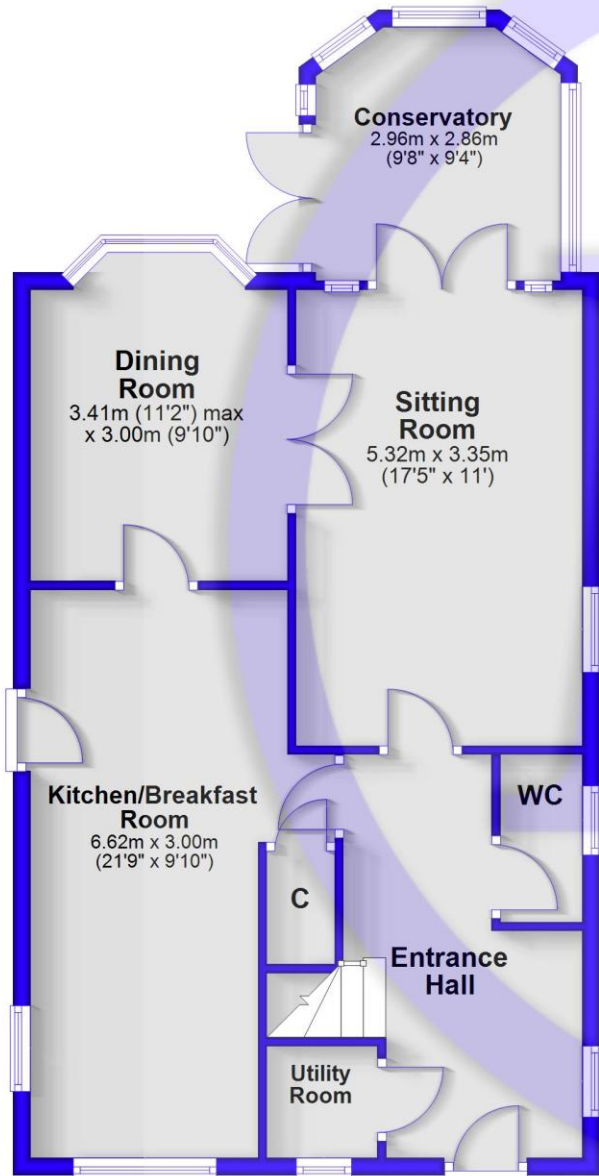
At the rear, there is a paved patio area adjoining the property, with the remainder of the garden mostly laid to lawn and featuring mature, well stocked borders. A second patio area is located at the rear of the garden, along with a timber garden shed.

Services

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

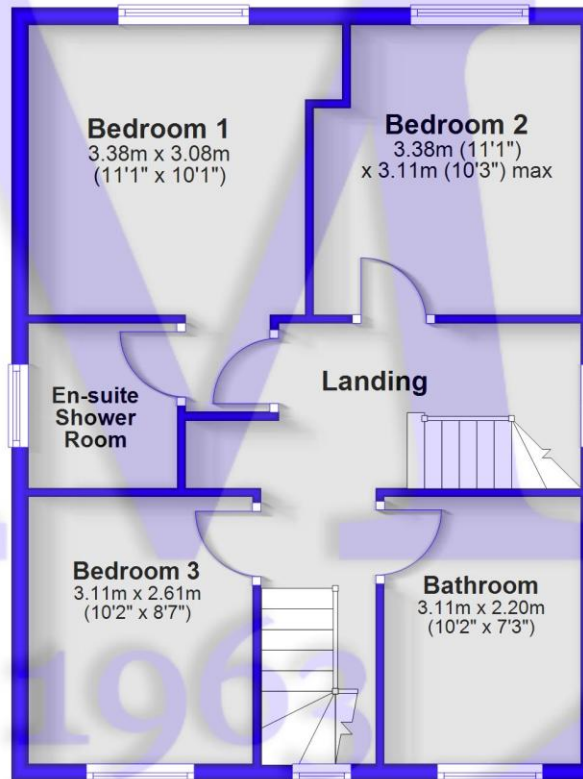
Ground Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



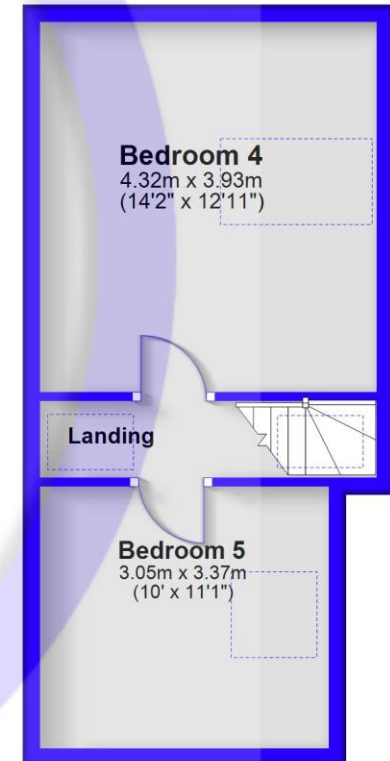
First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Second Floor

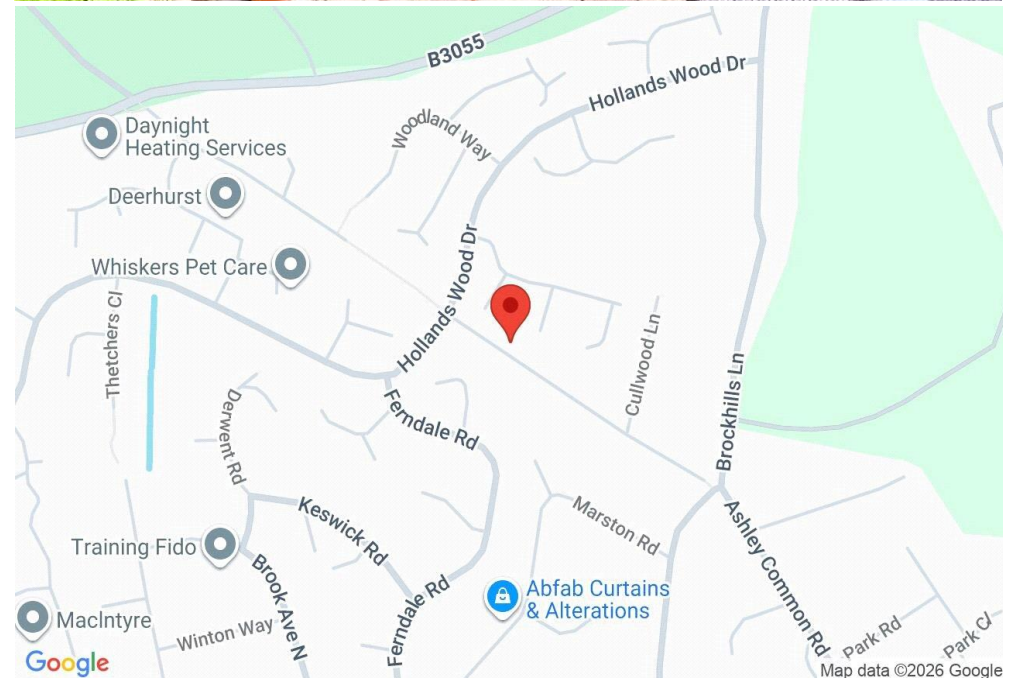
Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 158.6 sq. metres (1707.2 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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