

*69 Osborne Road, New Milton, BH25 6AE* £389,950

Mitchells

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# *69 Osborne Road*
# *New Milton*
# *Hampshire*
# *BH25 6AE*

A well positioned two bedroom detached bungalow set on a lovely mature plot, with features including a modern kitchen and shower room, a superb large UPVC double glazed conservatory, good decorative order throughout, and scope for extension if required. The property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Off-Road Parking
- Private Gardens
- Detached Garage





# *The Property*

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

Entrance hall with a trap to the roof space, with a pull-down ladder.

Lovely sitting room with a feature timber fire surround, stone backing and hearth, and an outlook over the rear garden.

Superb large conservatory with low-level cavity brick walls, UPVC double glazed windows, a pitched glass roof, twin casement doors onto the patio, and a private outlook over the rear garden.

Kitchen fitted with a range of modern white units with soft-closing drawers and doors, a contrasting dark worktop, an inset sink unit with a mixer tap, integrated electric oven, gas hob and extractor, space for a tall fridge/freezer and washing machine, fully tiled walls, and a UPVC double glazed door to the outside.

Two bedrooms, both with built-in wardrobes, the master bedroom benefiting from a double aspect and a UPVC double glazed bay window.

Modern shower room fitted with a white suite comprising a corner shower cubicle with a thermostatically controlled shower, a wash basin with storage beneath, a WC, further built-in storage, attractive wall tiling, and an extractor fan.

















## Gardens & Grounds

The property sits on a good sized, mature plot with a tarmac driveway leading to the detached single garage. The remainder of the front garden is laid mainly to paving for ease of maintenance.

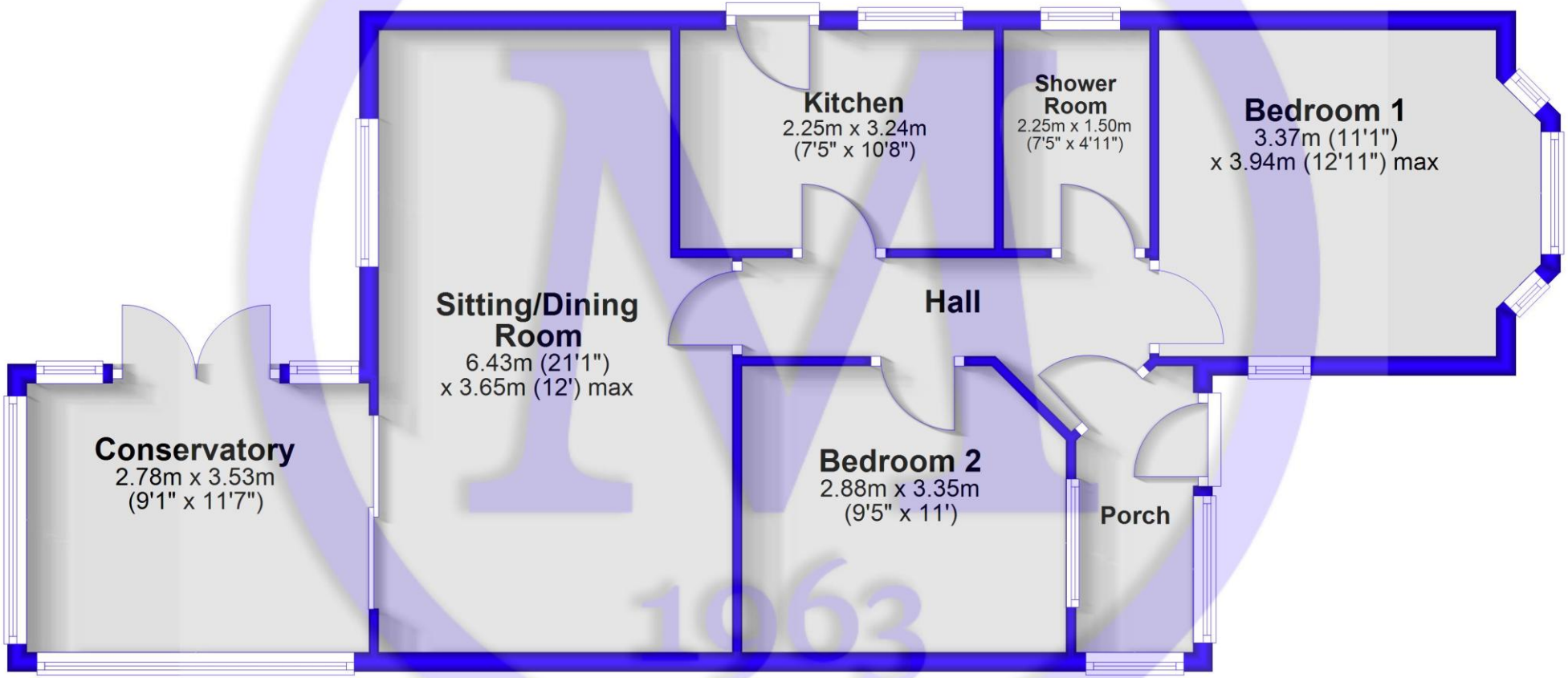
Adjoining the rear of the property is a paved patio area leading to an artificial lawn, with additional paved patio sections and decorative stone. The garden features mature flower, shrub, and conifer borders, a timber garden shed, and offers a high degree of privacy and seclusion.

## Services

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

# Floor Plan

Approx. 75.6 sq. metres (813.5 sq. feet)

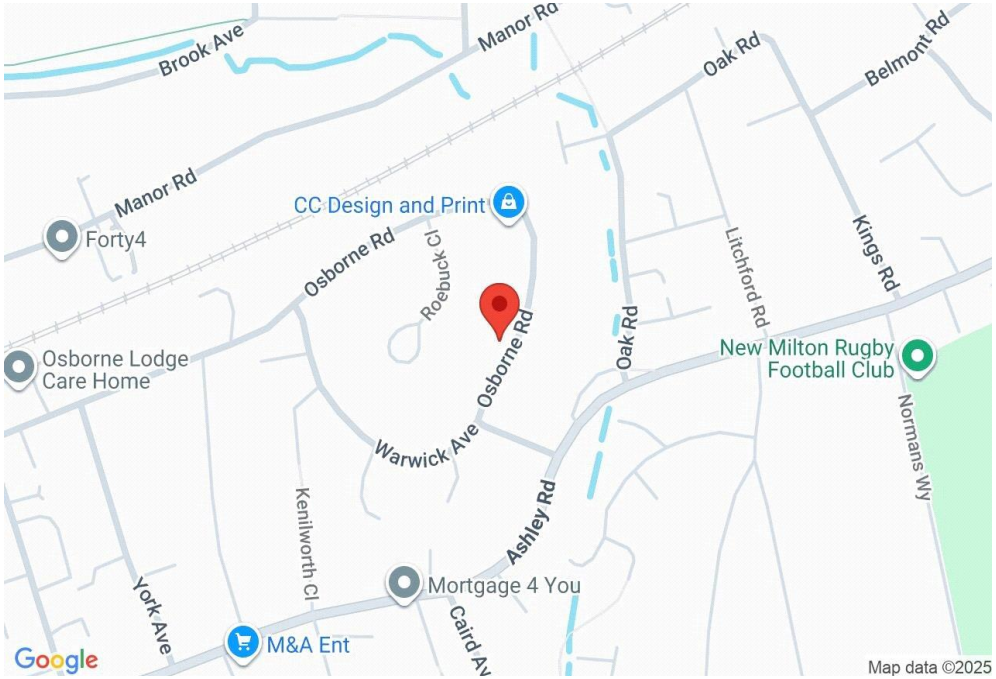



Total area: approx. 75.6 sq. metres (813.5 sq. feet)

# *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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