



*24 Woodvale Gardens, New Milton, BH25 5EE*

*£299,950*

**Mitchells**  
1963 — TODAY







*24 Woodvale Gardens  
New Milton  
Hampshire  
BH25 5EE*

A brilliantly presented three bedroom family home situated in a quiet cul-de-sac location within walking distance of New Milton town centre and the mainline railway station. The property has been improved and well maintained by the current owners in recent years and features a spacious kitchen/dining room, a sitting room, two large double bedrooms, a third bedroom/home office, a family bathroom, a private garden, off-road parking, and is offered with no forward chain.

- Entrance Porch
- Entrance Hall
- Spacious Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Private Garden
- Off-Road Parking
- Garage
- No Forward Chain



## The Property

Entrance porch with a UPVC double glazed door and windows.

Entrance hall with stairs leading to the first floor landing.

The sitting room is a great size, enjoying an outlook over the front and benefiting from an understairs cupboard.

Kitchen/dining room with timber flooring, a door onto the rear garden, modern shaker style wall and base units with a contrasting timber worktop, a raised AEG double oven, an induction hob with an extractor fan above, a one and a half bowl sink unit with a mixer tap, a cupboard housing the modern Worcester Bosch boiler, and integrated under counter fridge/freezer and washing machine.

First floor landing with a trap to the roof space.

Bedrooms one and two are spacious rooms with fitted wardrobes, bedroom one enjoys an outlook to the front, while bedroom two overlooks the rear.

Bedroom three is currently used as a dressing room but would also make an ideal home office or single bedroom.

Family bathroom with tiled flooring, part tiled walls, and a suite comprising a WC with a hidden system, a wash hand basin with a mixer tap and storage beneath, a panelled bath with shower attachments and a mixer tap, a glass shower screen, a UPVC double glazed window, and a ladder style heated towel rail.







## *Gardens & Grounds*

The front of the property is laid mainly to decorative stone chippings, providing off-road parking for at least one vehicle, and a porcelain paved pathway leads to the front door.

The rear garden is mainly laid to paving, with raised beds containing well stocked shrubs that provide colour. The garden enjoys a westerly aspect with an excellent degree of privacy. The rear also benefits from a storage cupboard with power, currently housing an additional fridge and tumble dryer.

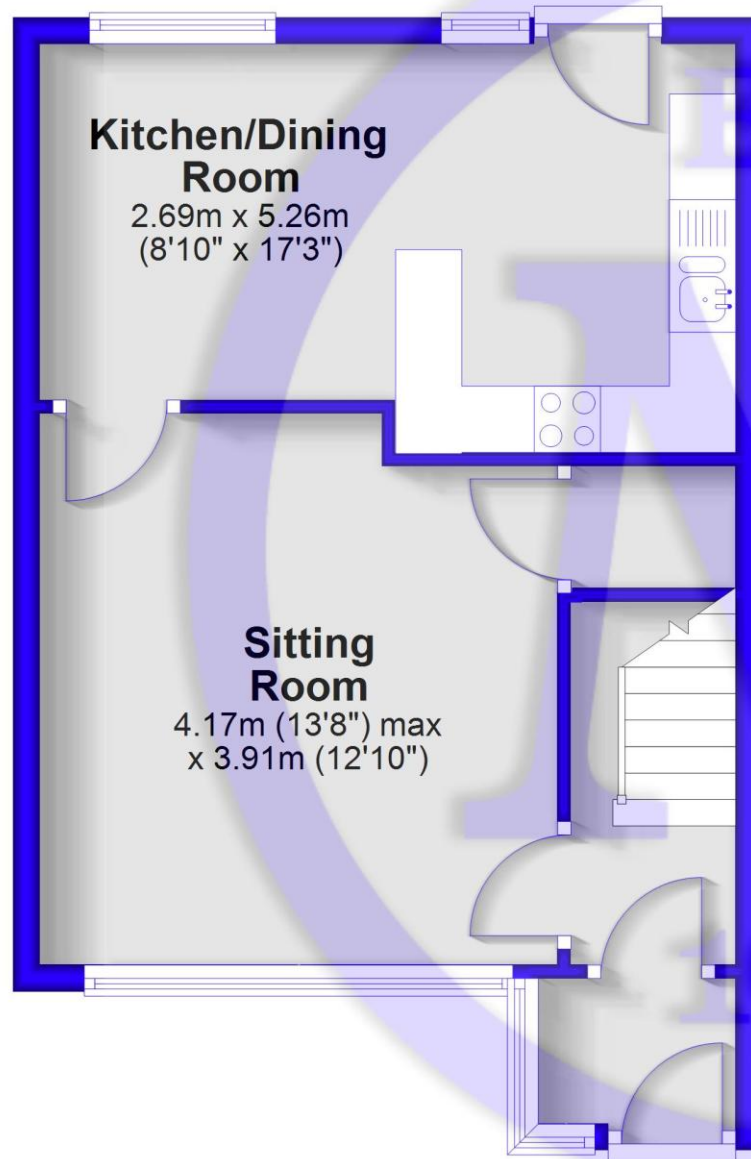


## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating C

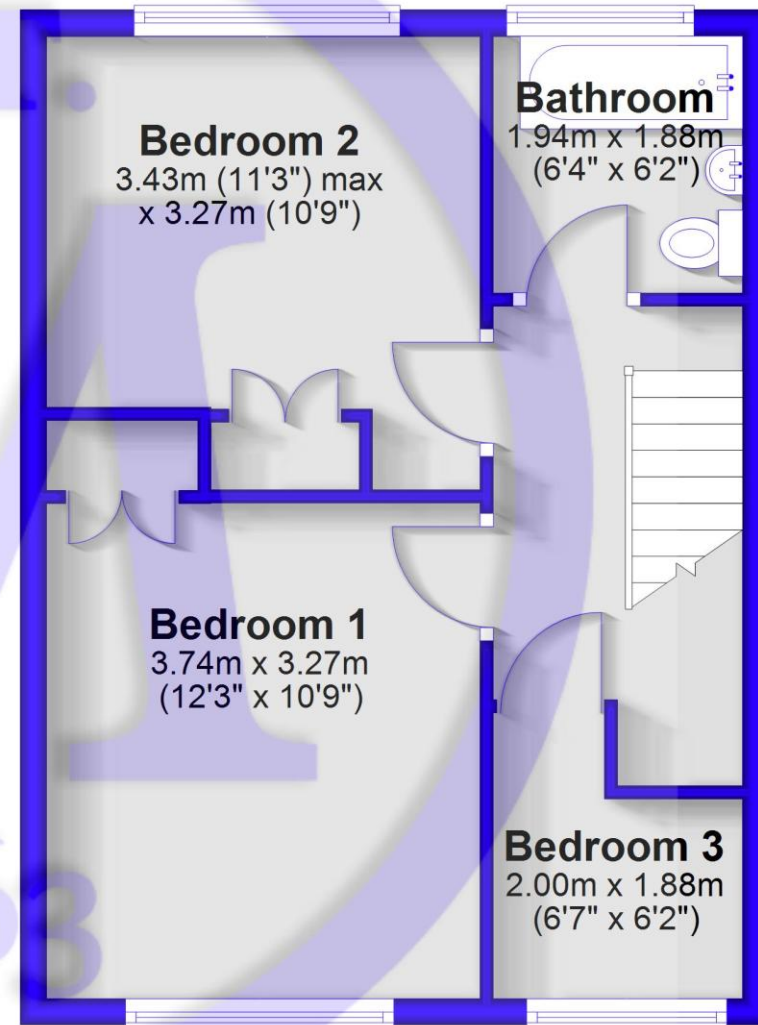
## Ground Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.7 sq. feet)

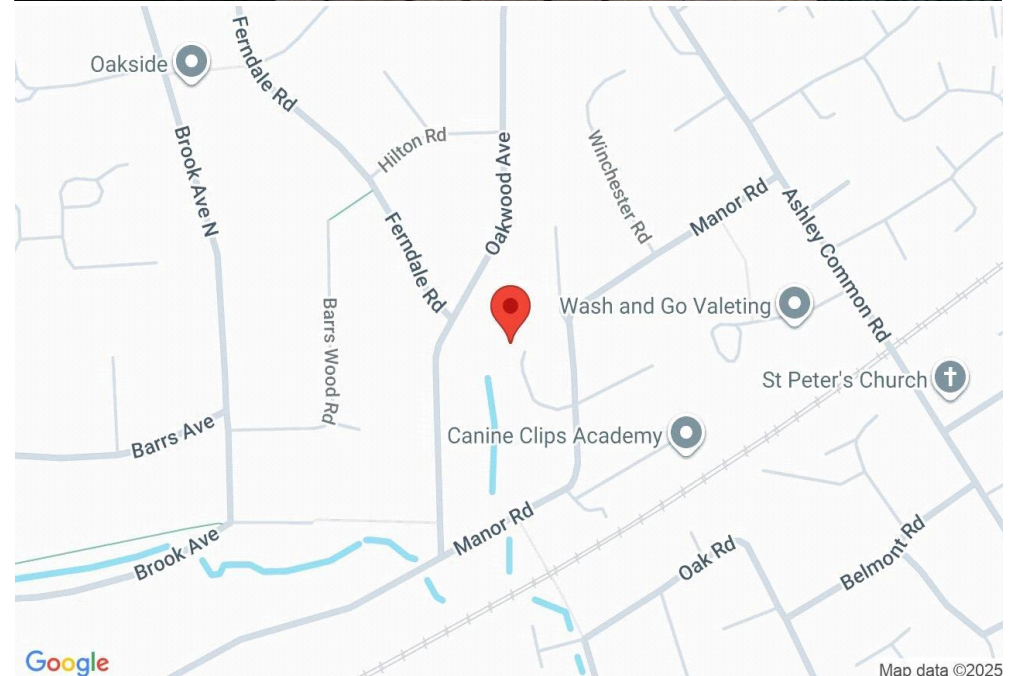


## Situation

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 left at the traffic lights and proceed over the railway bridge. Take the first turning on the right into Manor Road, then take the third left into Woodvale Gardens, where the property will be seen on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

