



Oaktrees, 8 Ballard Close, New Milton, BH25 5HW

£825,000

Mitchells
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Oaktrees
8 Ballard Close
New Milton
Hampshire
BH25 5HW

A stunning, substantial, detached single storey residence situated in a prime location within easy reach of New Milton town centre. The property has been professionally extended and modernised in recent years, is presented in first class order throughout and sits on a fantastic, private plot of a quarter of an acre. Other features include a superb, large kitchen/dining room, an en-suite shower room to the master bedroom, a peaceful position, and excellent decorative order throughout.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Three Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Carport
- Off Road Parking
- Large Gardens



The Property

Entrance hall with a double glazed front door, attractive timber effect flooring, a trap to the roof space, and a contemporary radiator.

Double aspect sitting room with a feature recessed woodburning stove with an oak mantle and a lovely open outlook to the front.

Stunning large kitchen/dining room with the kitchen area having an excellent range of modern wall and base units with soft closing drawers and doors, a contrasting dark worktop, and an inset sink unit with a mixer tap over and a water softener. Integrated appliances include a Zanussi combination oven, an electric oven, a five burner gas hob with an extractor over, a fridge, a separate freezer, a dishwasher, and a washing machine. There is ample room for a dining table, along with recessed ceiling spotlights, tile effect flooring, double glazed doors onto the patio, and a lovely private outlook over the rear garden.

Conservatory of UPVC double glazed construction with a polycarbonate roof and twin doors onto the rear garden.

Three large double bedrooms, one with built-in wardrobes, and with the extremely spacious master bedroom benefitting from a luxury fully tiled en-suite shower room fitted with a white suite comprising a shower cubicle with a thermostatic controlled shower, a wash basin with storage beneath, a WC, tiled flooring, a towel rail, and an extractor fan.

Fully tiled bathroom fitted with a modern white suite comprising a panelled bath with a mixer tap and independent shower over, a glass shower screen, a wash basin with storage beneath, a WC, timber effect flooring, recessed ceiling spotlights, an extractor fan, and a ladder style heated towel rail.





Gardens & Grounds

The property sits on a fantastic, large plot of a quarter of an acre. The front garden has a tarmac driveway with decorative brick edging, leading to the attached carport, which in turn leads through to the detached single garage with a pitched roof and an up and over door. The remainder of the front garden is laid mainly to well kept lawn.

Adjoining the rear of the property is a paved patio area leading to a large lawn surrounded by well stocked flower and shrub beds and borders. Mature trees provide a lovely backdrop along with a high degree of privacy and seclusion. There are also two timber garden sheds and a log store.

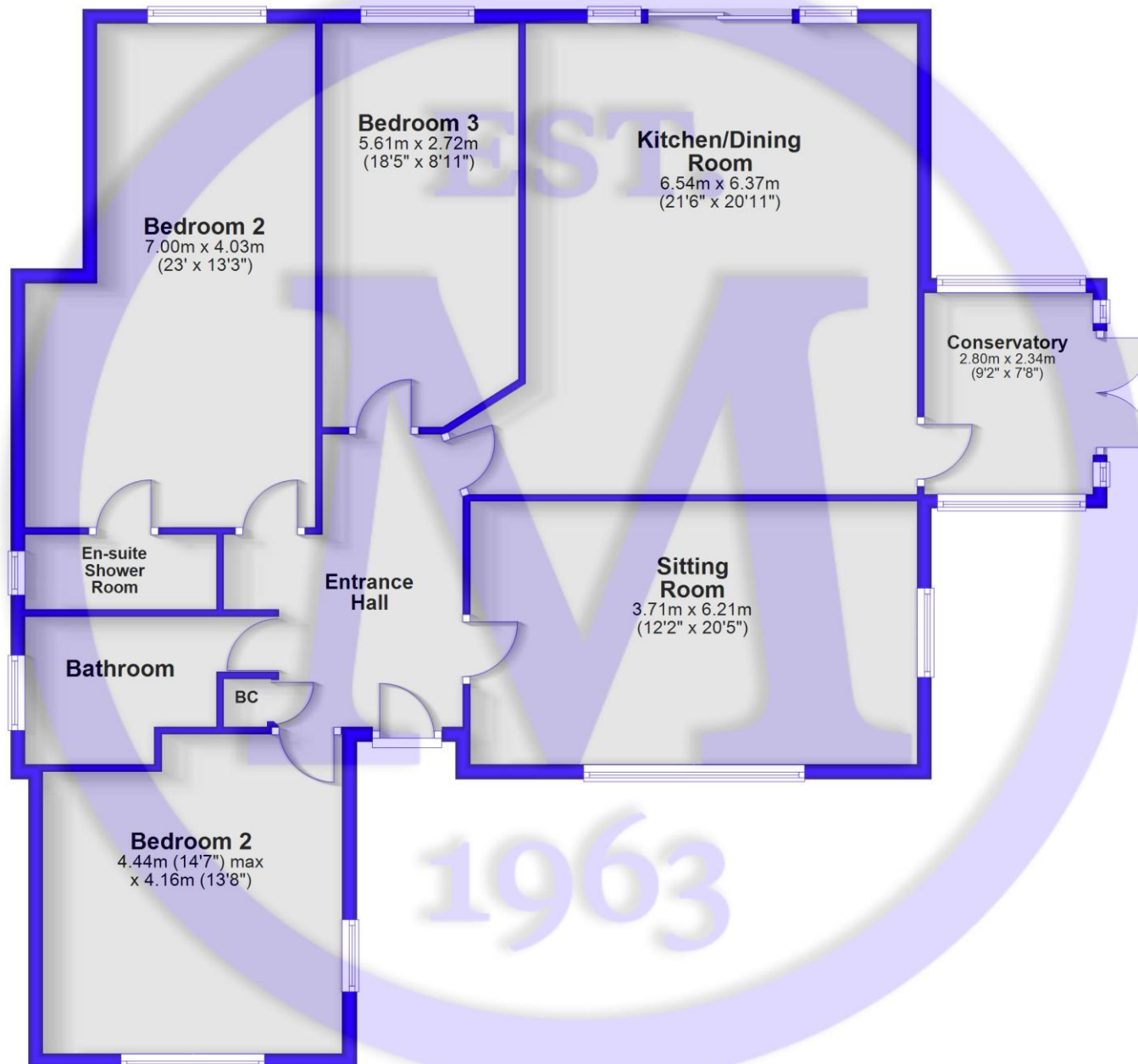
Services

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



Floor Plan

Approx. 143.5 sq. metres (1544.8 sq. feet)



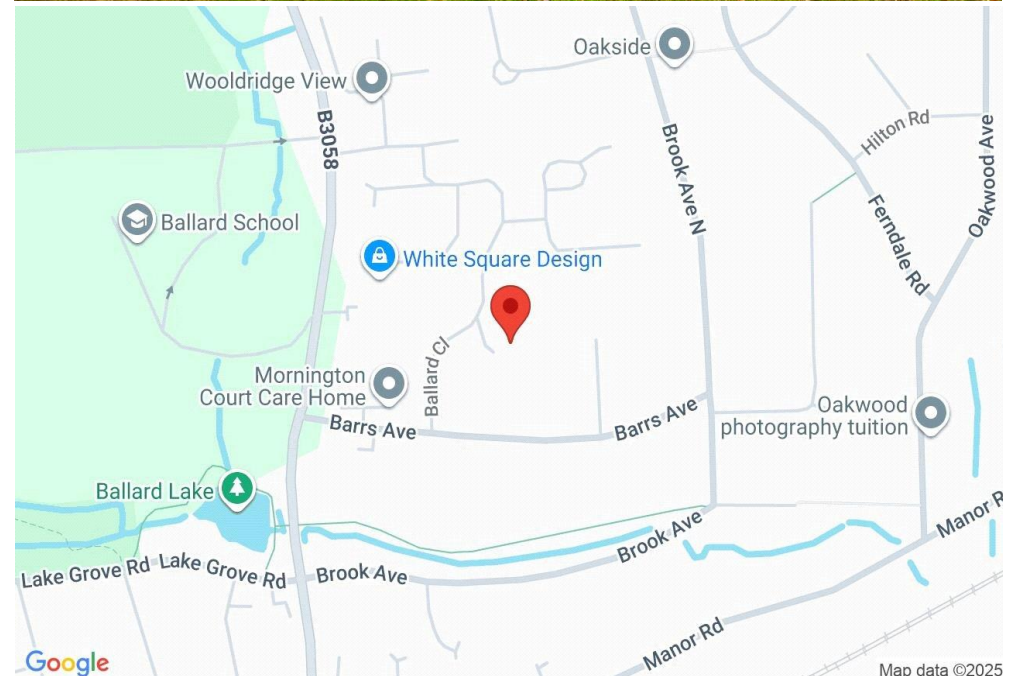
Total area: approx. 143.5 sq. metres (1544.8 sq. feet)

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 third turning on the right into Barrs Avenue, then the first left into Ballard Close, where the property will be found on the right hand side.





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