



*46 Willowdene Close, New Milton, BH25 5BX*

*£389,950*

**Mitchells**  
1963 — TODAY



*46 Willowdene Close  
New Milton  
Hampshire  
BH25 5BX*

A spacious, three double bedroom, semi-detached family house situated in an ideal location, within easy reach of New Milton town centre, local schools, and the mainline railway station. The property is offered with no forward chain and benefits from extensive off road parking with space for a caravan or boat if required, a good sized rear garden, a modern kitchen/dining area, a modern bathroom, and a sunny, westerly aspect to the rear.

- Porch
- Sitting Room
- Kitchen/Dining Room
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch with a modern double glazed front door and attractive floor tiling.

Sitting room featuring a recessed fireplace with a timber mantel, a tiled hearth, and a Clearview wood burning stove.

Good sized kitchen/dining room, with the kitchen area offering an excellent range of built-in units with soft closing drawers and doors, a contrasting stone effect worktop, an inset one and a half bowl sink unit with a mixer tap, a lovely outlook over the rear garden, tile effect flooring, ample room for a dining table, and twin UPVC double glazed casement doors opening onto the rear garden. Integrated appliances include a fridge, a separate freezer, a dishwasher, a double electric oven, a five burner gas hob, an extractor, and a Bosch washing machine.

First floor landing with a trap to the roof space and a boiler cupboard housing the modern, wall mounted Potterton gas fired boiler.

Three double bedrooms, all with built-in wardrobes.

Fully tiled bathroom fitted with a modern white suite comprising a tiled panel bath with a mixer tap and independent shower over, a wash basin, WC, tile effect flooring, recessed ceiling spotlights, and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

The property sits on an unusually large plot for this type of house, with an excellent frontage providing off road parking for at least four vehicles and a feature stream running through the garden.

The integral garage has a modern up and over door, power, and lighting.

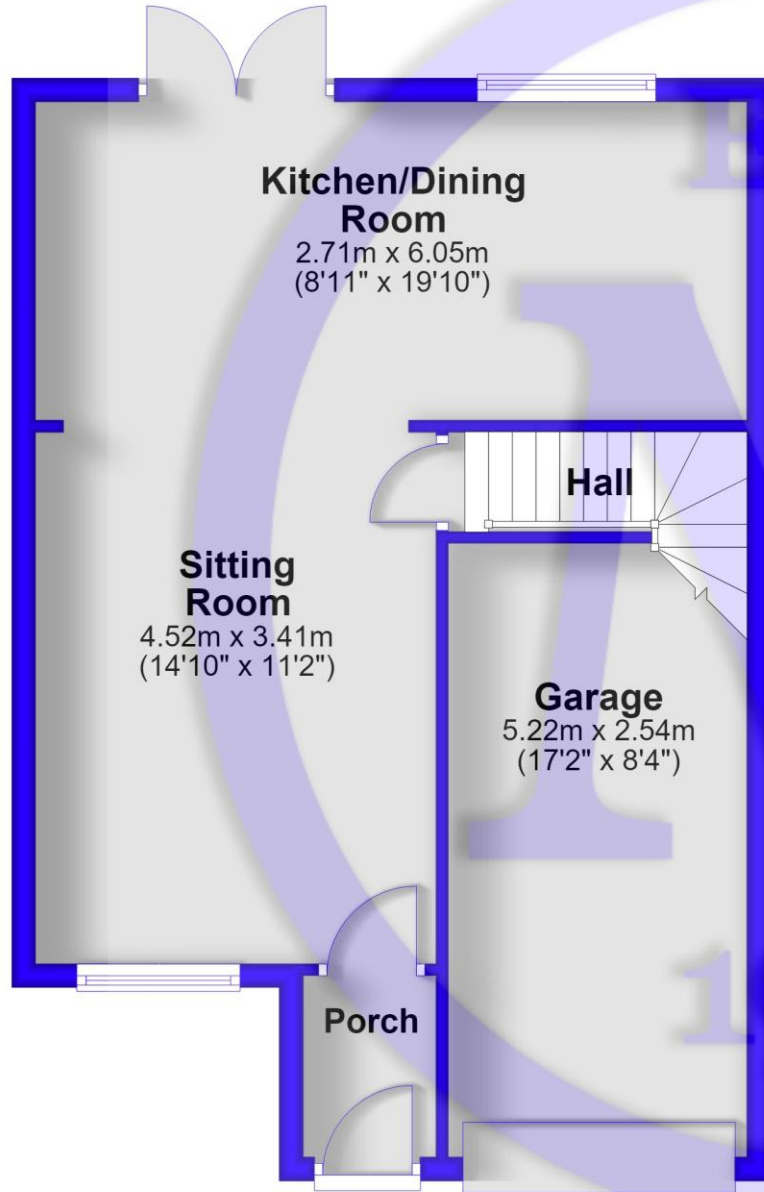
The rear garden has a lovely covered area adjoining the back of the property, providing an excellent space for outdoor entertaining. The remainder of the garden is laid mainly to lawn, with colourful flower and shrub borders, a second patio area, a timber garden shed, and a sunny aspect.

## *Services*

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

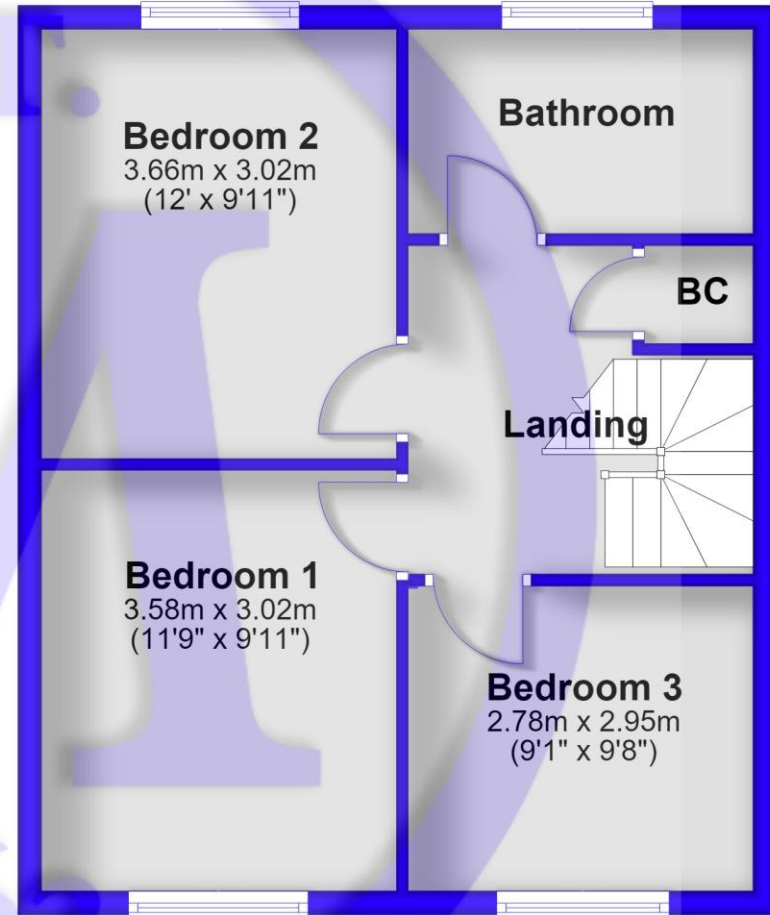
## Ground Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



## First Floor

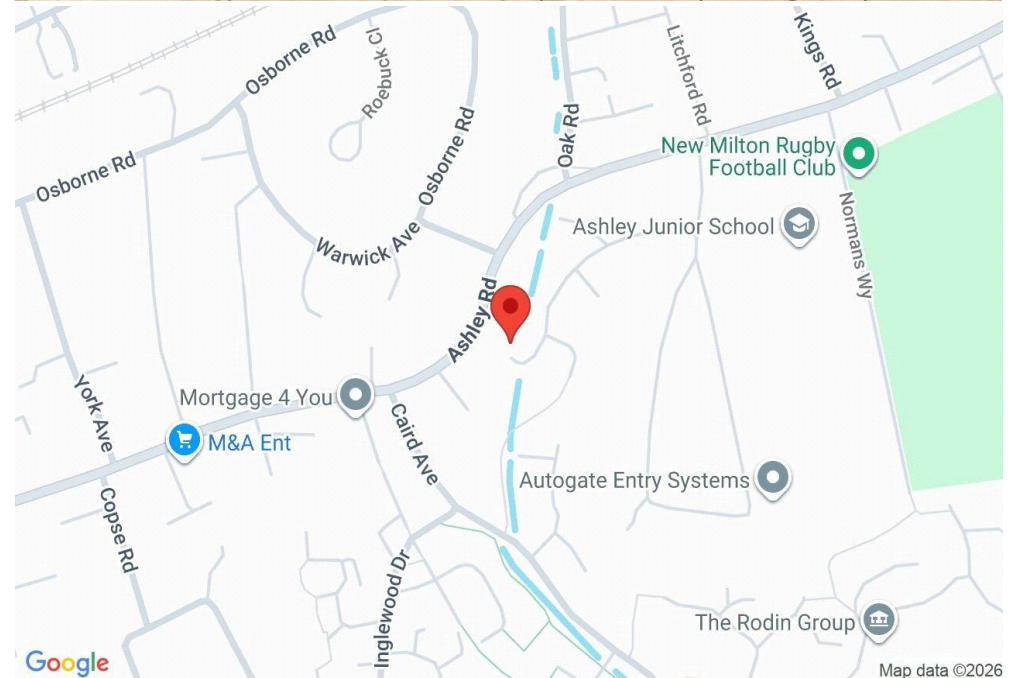
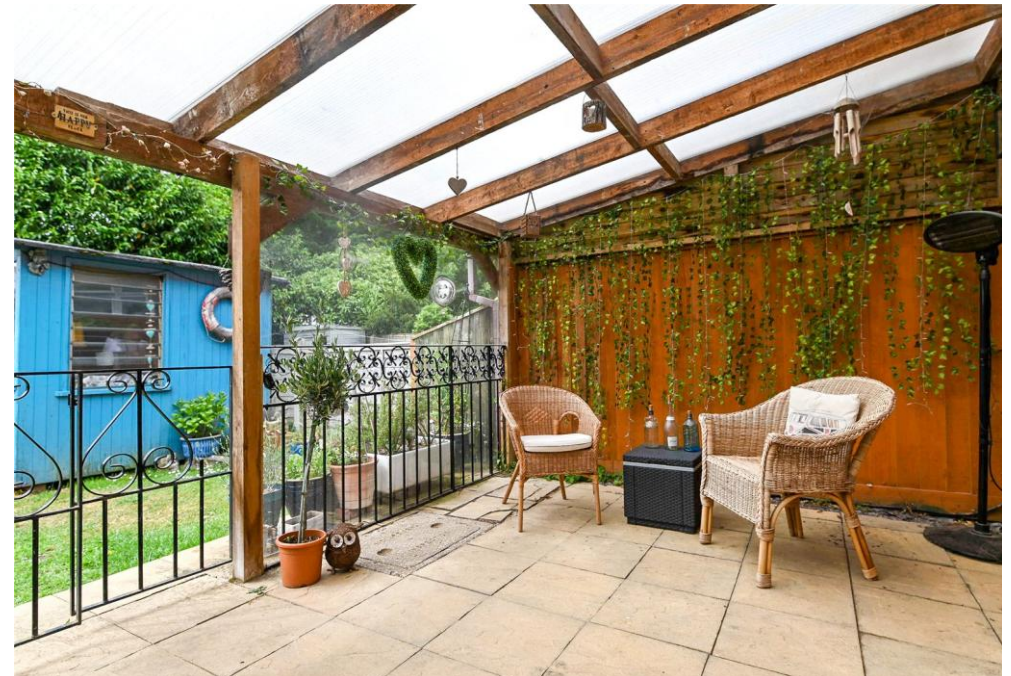
Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)

## Situation

New Milton is a lively market town on Hampshire's west edge, right by the beautiful Solent coastline. You get amazing views across Christchurch Bay all the way to the Isle of Wight, plus fantastic coastal walks. The town's mainline railway station makes London Waterloo easy to reach in under two hours, perfect for commuters or anyone wanting seaside living. New Milton has great state and private schools, a 27-hole links-style golf course, and the famous Chewton Glen Hotel, making it a top spot for those moving to the coast.





[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

