



11 Oak Road, New Milton, BH25 5BE

£400,000

Mitchells
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*11 Oak Road
New Milton
Hampshire
BH25 5BE*

This highly deceptive two double bedroom detached bungalow is situated a short walk from New Milton town centre, the local shops, and the bus route. The property offers bright and spacious accommodation with features including an L-shaped sitting/dining room, a generous conservatory, a large master bedroom, a secluded garden, and ample parking for three to four vehicles.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Shower Room
- Cloakroom
- Single Garage
- Driveway
- Secluded Garden



The Property

Entrance hall with carpeted flooring, useful storage cupboards, a cupboard housing the electrical consumer unit and electric meter, and an airing cupboard housing the combination boiler.

The sitting room has a bright double aspect with a large picture window looking through to the conservatory, a feature fireplace with an inset electric fire, and a TV aerial point.

This opens through to the dining room, which has sliding patio doors into the conservatory, ample space for furniture, and an archway leading through to the kitchen.

The kitchen is fitted with a range of shaker style wall and base units with a contrasting marble effect worktop, a stainless steel sink with a mixer tap and drainer, an eye level double oven, a four burner electric hob with extractor fan over, space and plumbing for a tall stand up fridge/freezer and washing machine, and a UPVC door leading out to the rear garden.

The conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows, a polycarbonate roof, double casement doors leading out to the patio and rear garden, Amtico style flooring, and a radiator.

To the front of the property are two double bedrooms, with the master being extremely spacious, with a good degree of built-in storage and a bright double aspect.

Shower room with fully tiled walls, tile effect flooring, and a white suite comprising a walk-in shower with Mira electric shower attachments, a glass shower door, a wash hand basin with a mixer tap and storage beneath, a corner WC, a heated towel rail, and a UPVC window.

Separate cloakroom with a wall hung wash hand basin, a WC, part tiled walls, and a UPVC window.





Gardens & Grounds

To the front of the property is a generous garden, mainly laid to lawn, with a tarmac driveway providing off road parking for three to four vehicles and access to the single garage, which has an up and over door, power, and lighting.

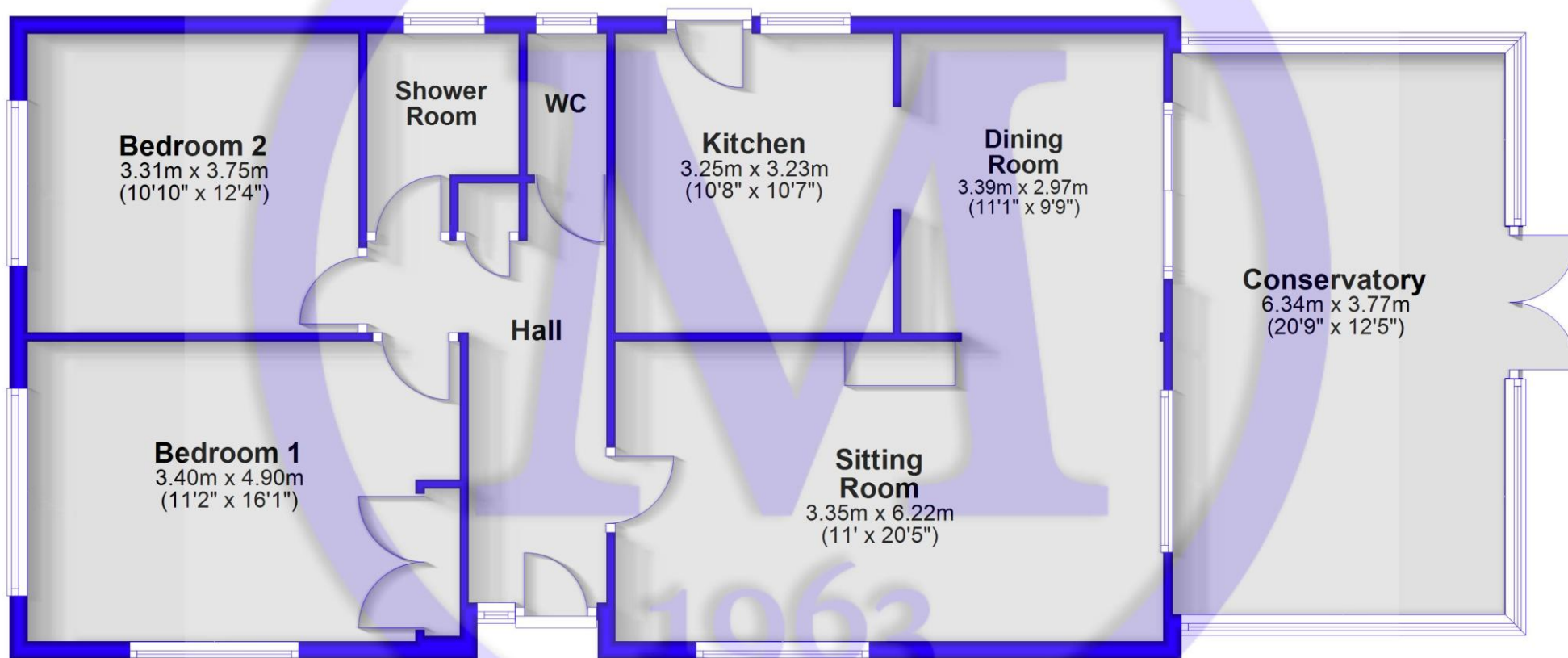
The rear garden enjoys a bright, sunny westerly aspect, featuring a patio area, a summerhouse, a storage shed, and the remainder laid to lawn with high level shrubs, making it extremely private and secluded.

Services

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

Floor Plan

Approx. 112.1 sq. metres (1206.9 sq. feet)



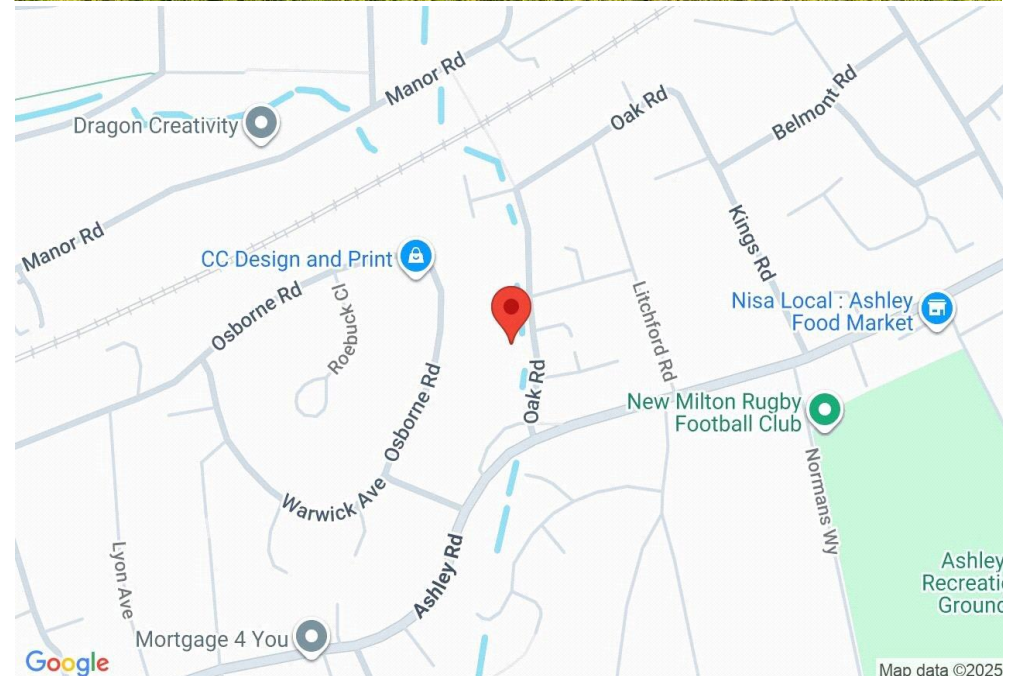
Total area: approx. 112.1 sq. metres (1206.9 sq. feet)

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, proceed across the traffic lights into Ashley Road. Continue through the next set of lights. At the bottom of the hill, turn left into Oak Road, where the property will be found on the left hand side.





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