

6 Fawn Gardens, New Milton, BH25 5GJ

Offers Over £450,000

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6 Fawn Gardens
New Milton
Hampshire
BH25 5GJ

A recently refurbished three bedroom semi-detached house, finished to a high specification, situated in a popular location within walking distance of the local shops and Ballard Lake. The property offers an impressive kitchen/dining room, a separate sitting room, a ground floor WC, a garage with a useful utility area, three bedrooms with fitted wardrobes, a modern family bathroom, a secluded sunny rear garden, and off road parking.

- High Specification Refurbished House
- Impressive Kitchen/Dining Room
- Sitting Room
- Ground Floor Cloakroom
- Three Bedrooms With Fitted Wardrobes
- Modern Family Bathroom
- Private West Facing Rear Garden
- Garage With Utility Area
- Off Road Parking For Three Vehicles





The Property

Entrance hall with a modern composite front door and attractive timber flooring.

Sitting room with a pleasant outlook over the front, a continuation of the timber flooring, wall panelling, stairs to the first floor landing, and double doors opening through to the kitchen/dining room.

Kitchen/dining room with double casement doors opening onto the rear garden, recessed ceiling spotlights, under pelmet lights, and modern pendant lighting. The high specification kitchen is fitted with an excellent range of shaker style wall and base units with a quartz worktop, a breakfast bar, a full wall quartz splashback, a butler style inset sink with a mixer tap, a raised electric oven, an induction hob with an extractor fan above, a cupboard housing the recently fitted Worcester combination boiler, and integrated appliances including a tall fridge freezer and dishwasher.

Ground floor cloakroom with a double glazed porthole window, a new electrical consumer unit, a radiator, a WC, and a wash hand basin with mixer tap over and storage beneath.

Integral garage with up and over door, power, and light. This leads through to the utility area with a useful understairs cupboard, a worktop, and space and plumbing for a washing machine and tumble dryer.

First floor landing with an airing cupboard, carpeted flooring, and a hatch to the loft space.

Three bedrooms, all fitted with bespoke wardrobes and carpeted flooring.

Modern family bathroom with a UPVC double glazed window and part tiled walls. The suite comprises a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a ladder style heated towel rail, and a panel bath with a waterfall shower head, handheld shower attachment, and a glass shower screen.

















Gardens & Grounds

To the front of the property is a block pavior driveway leading to the garage, an area of decorative stone providing further off road parking, and a timber gate giving access to the rear garden.

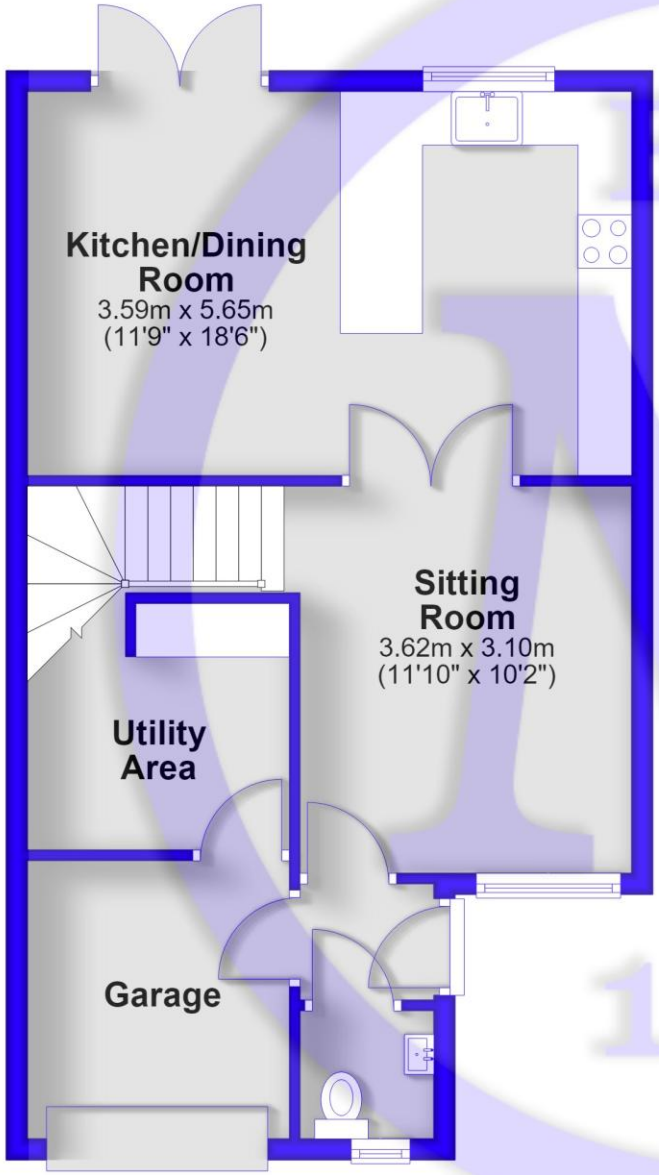
The rear garden enjoys a great degree of privacy and a westerly aspect, with an area of lawn, a paved patio adjoining the rear of the property, mature shrubs and flowers, a greenhouse, and a metal garden shed.

Services

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

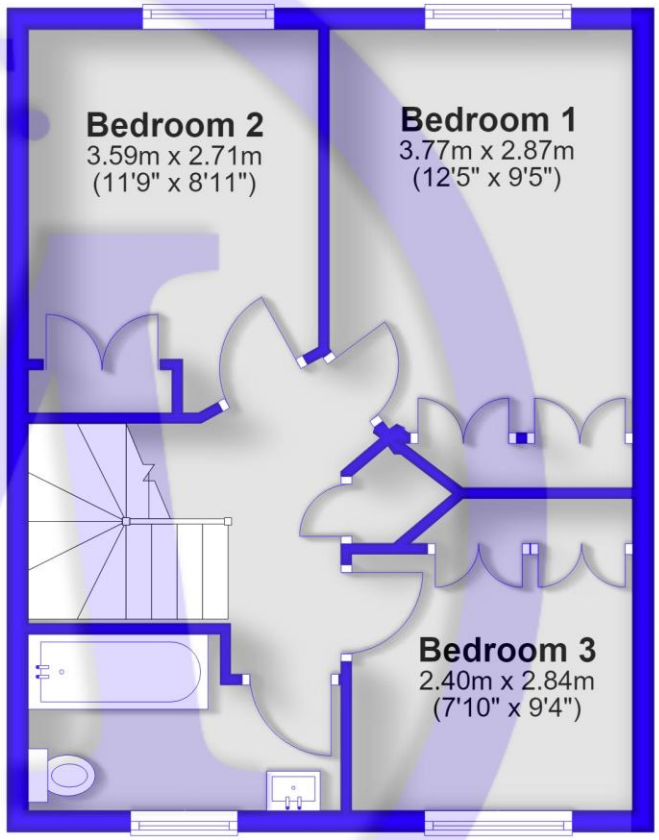
Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



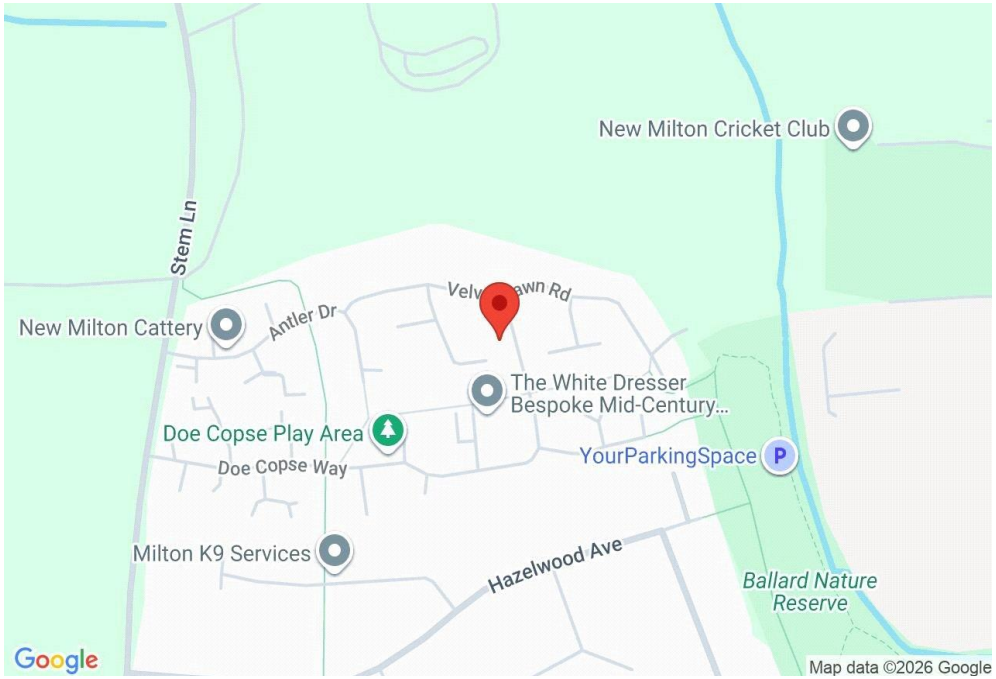
Total area: approx. 91.9 sq. metres (989.7 sq. feet)

6 Fawn Gardens, New Milton

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline. With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.







Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

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