



*45 Fawn Gardens, New Milton, BH25 5GJ*

*£339,950*

**Mitchells**

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*45 Fawn Gardens  
New Milton  
Hampshire  
BH25 5GJ*

One of the popular three bedroom Hereford design family houses, situated on a sought after modern development. Other features of the property include two separate reception rooms, a ground floor cloakroom, a garage, and private gardens.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage & Off Road Parking
- Private Gardens



## The Property

Entrance hall with a glazed front door and timber effect flooring.

Sitting room with stairs to the first floor, timber effect flooring, and an outlook to the front.

Separate dining room with double glazed sliding doors opening onto the rear garden.

Kitchen fitted with a range of white wall and base units, a timber effect worktop, an inset sink unit with a mixer tap, a wall mounted Vaillant gas fired boiler, part tiled walls, and an outlook over the rear garden. Integrated appliances include an electric oven, a gas hob, and an extractor. There is space for a tall fridge/freezer, a slimline dishwasher, and a washing machine.

Ground floor cloakroom fitted with a white suite.

First floor landing with a trap to the roof space and an airing cupboard.

Three first floor bedrooms, one with built-in wardrobes.

Bathroom fitted with a white suite comprising a panel bath with an independent shower over, a wash basin, a WC, and part tiled walls.





## *Gardens & Grounds*

The property benefits from a single garage to the front, with an additional off road parking space.

The front garden is laid mainly to shingle for ease of maintenance, with mature hedging.

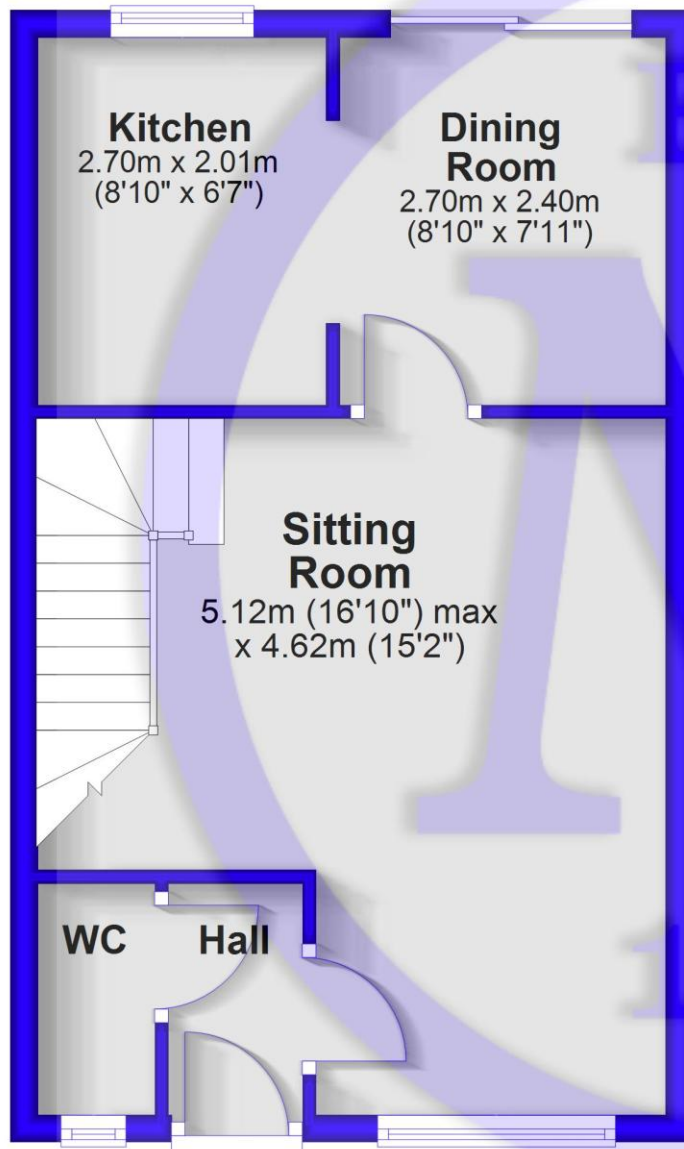
Adjoining the rear of the property is an area of textured paved patio, with the remainder of the garden laid mainly to lawn, timber fencing, a timber garden shed, and a private wooded backdrop.

## *Services*

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

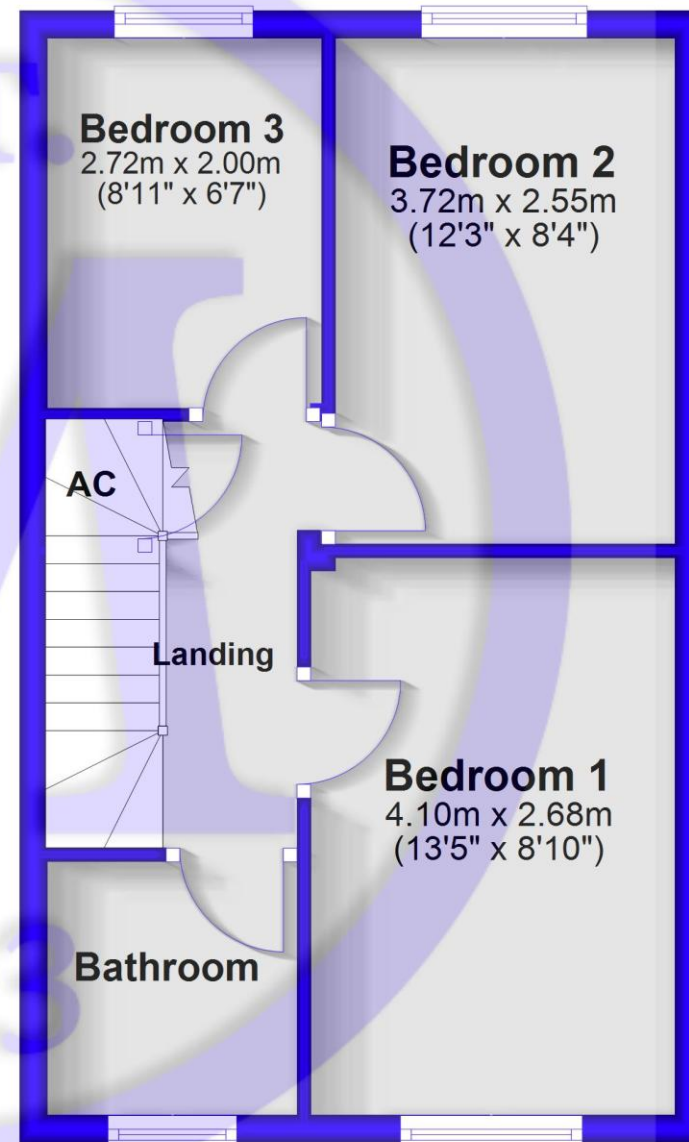
## Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



## First Floor

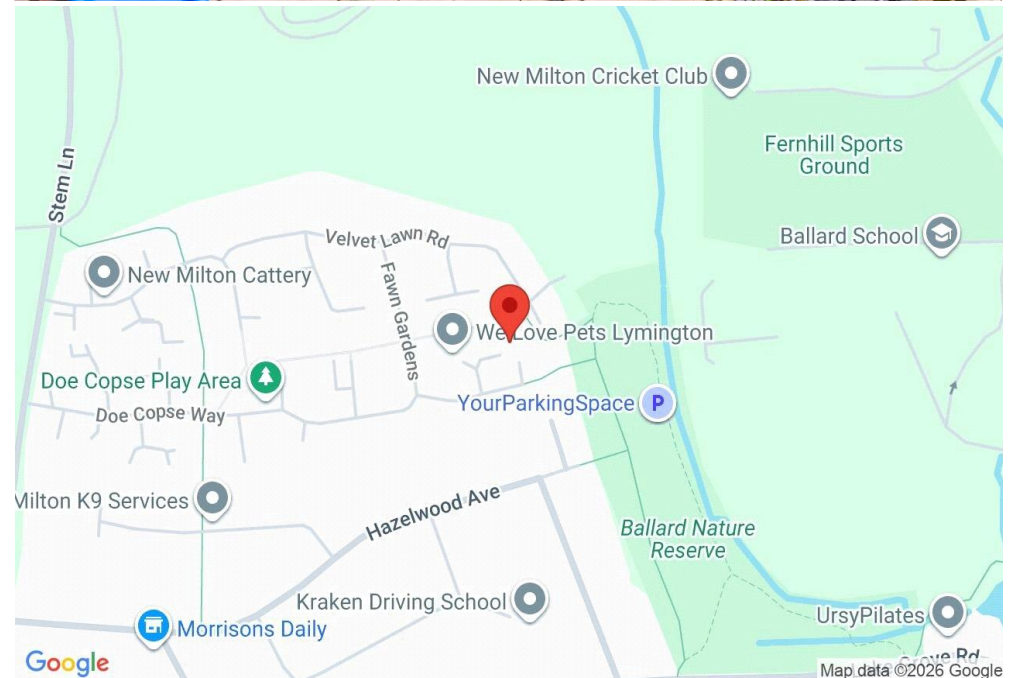
Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 73.0 sq. metres (786.1 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.





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