



23 Cull Lane, New Milton, BH25 5QQ

£849,950

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*23 Cull Lane
New Milton
Hampshire
BH25 5QQ*

This truly stunning six bedroom chalet style house has been recently extended and refurbished to an extremely high standard. It now offers bright and versatile accommodation, with features including an impressive kitchen/dining/family room, two reception rooms, two ground floor double bedrooms, a large master bedroom with a walk-in wardrobe and a luxury four piece en-suite, wet underfloor heating throughout the ground floor, a generous driveway, and a secluded garden.

- Kitchen/Dining/Family Room
- Sitting Room & Snug
- Two Ground Floor Double Bedrooms
- Ground Floor Wet Room
- Generous First Floor Master Bedroom
- Four Piece En-Suite & Walk-In Wardrobe
- Three Further First Floor Double Bedrooms
- First Floor Four Piece Family Bathroom
- Driveway & Carport
- Secluded Garden



The Property

Entrance hall with tiled flooring, a coats storage area, and stairs to the first floor landing.

The kitchen/dining/family room is particularly impressive, featuring a fantastic range of modern shaker style wall and base units, a contrasting quartz worktop, a central island with a breakfast bar, a ceramic one and a half-bowl sink with a mixer tap and drainer, a large understairs storage cupboard, ample space for furniture, and double casement doors leading out to the patio and rear garden. Integrated appliances include an eye level double oven, a five burner gas hob with a quartz splashback, an extractor fan, a dishwasher, a washing machine, a tumble dryer, and a tall stand up fridge/freezer.

The sitting room is situated at the rear of the property with a fantastic view over the garden, double casement doors leading out to the patio, a feature inglenook fireplace with an inset multi-burning stove, a wall mounted TV aerial point, and double casement doors through to the snug.

The snug has an open fire, two UPVC windows, and timber effect tiled flooring.

Luxury ground floor shower room with tiled flooring, fully tiled walls, thermostatic shower fittings, a wash hand basin with a mixer tap and storage beneath, a WC, and an airing cupboard housing the pressurised hot water cylinder with attachments ready for solar panels.

Two lovely ground floor double bedrooms, one currently used as a home gym, both with an outlook to the front of the property and wall mounted TV aerial points.

First floor landing with a hatch to the loft space, a Velux window, a reading area, and two radiators.

The master bedroom is an extremely impressive room with a bright triple aspect, a wall mounted TV aerial point, a wall mounted sink unit, eaves storage cupboards, and benefits from a walk-in wardrobe and a luxury four piece en-suite.

The walk-in wardrobe has a Velux window, a hanging rail, shelving, and a radiator.

Luxury en-suite with tiled flooring, fully tiled walls, a roll-top bath with a mixer tap, a WC, his and hers wash hand basins with mixer taps and storage beneath, a walk-in double shower with a large rain shower attachment and additional side jets, and a chrome heated towel rail.

There are a further three first floor double bedrooms, all with aerial points. One is currently used as a home office with a Velux window, a built-in blind, and a radiator. The remaining bedrooms are situated at the rear of the property, with bedroom two enjoying an outlook over the rear garden.

Luxury family bathroom with a modern suite comprising a WC, a panelled bath with a mixer tap and hand held shower attachment, a wall hung wash hand basin with a mixer tap and storage beneath, and a walk-in wet room style shower with thermostatic shower fittings and a glass shower screen.





Gardens & Grounds

To the front of the property, there is a generous paved driveway providing off road parking for multiple vehicles, including a 16-amp electrical point for a motorhome/caravan. It is surrounded by high level hedging and planting, making the front of the property extremely private and secluded.



The driveway leads to double gates giving access to a carport with brick and oak pillars, a pitched tiled roof, wiring ready for an electric car charging point and an optional outbuilding, and two side gates providing access to the rear.

The rear garden enjoys a bright, sunny south aspect with a large sandstone patio, two storage sheds, and a large area of lawn surrounded by high level hedging, making the garden extremely private and secluded.

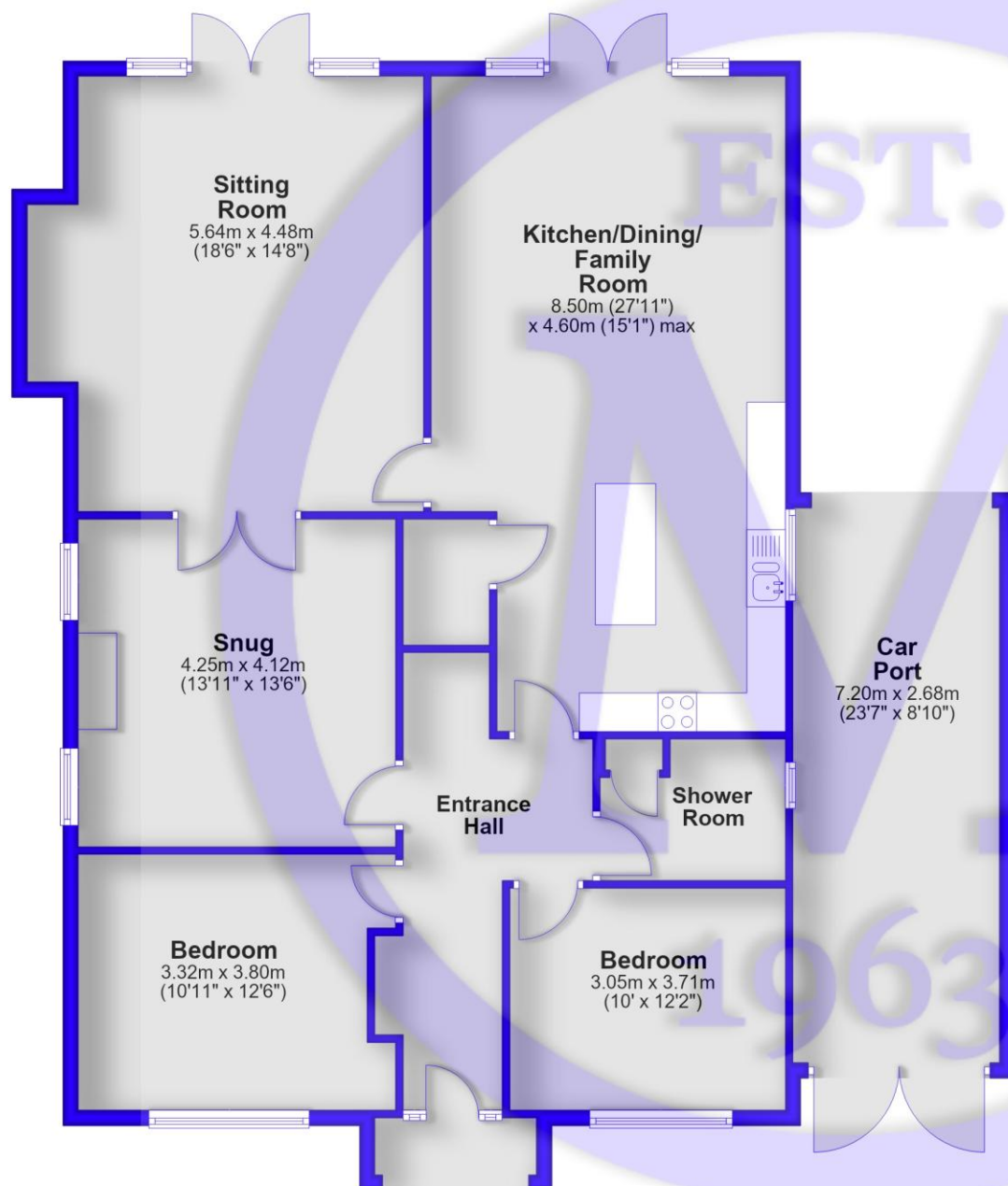


Services

- Mains gas, electricity and water
- Modern sewage treatment plant
- Council Tax Band: D
- Energy Performance Rating: C

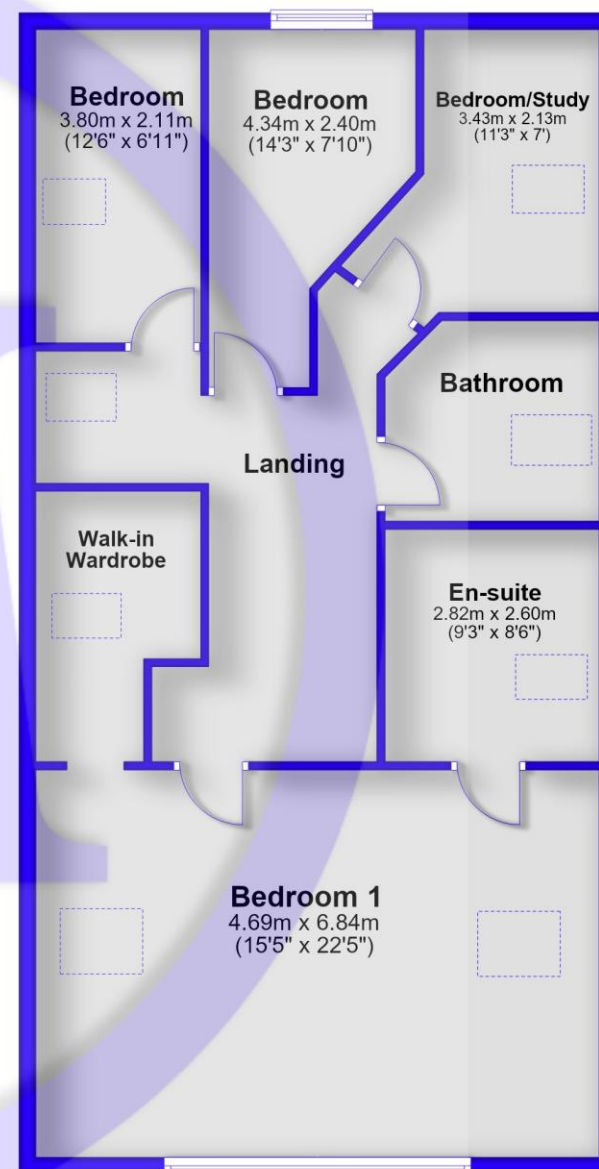
Ground Floor

Approx. 146.8 sq. metres (1579.7 sq. feet)



First Floor

Approx. 93.5 sq. metres (1006.7 sq. feet)

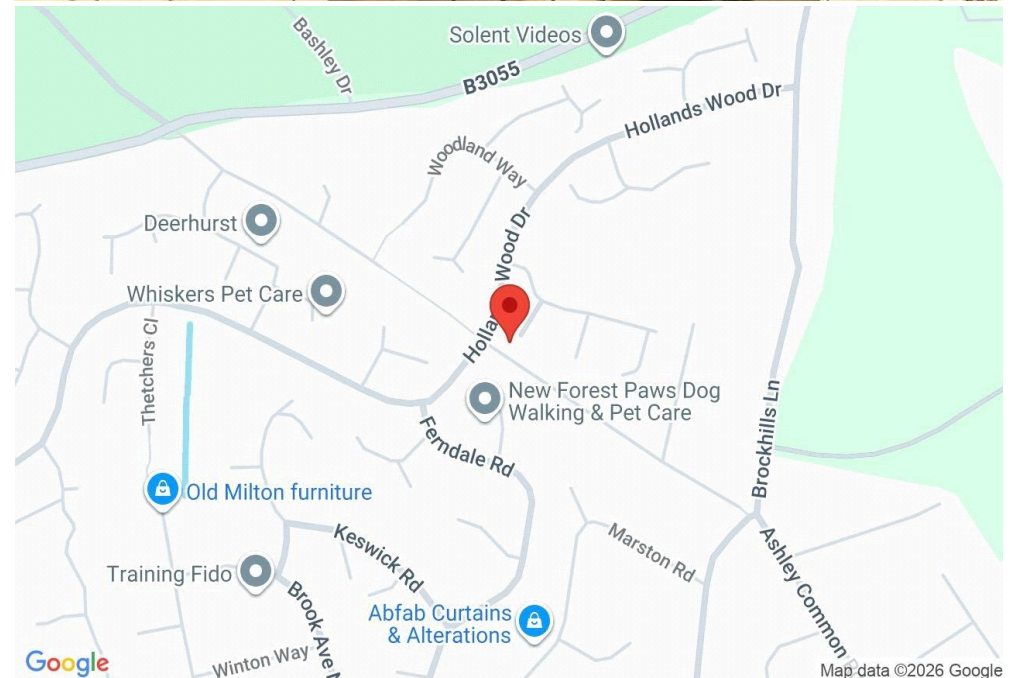


Total area: approx. 240.3 sq. metres (2586.4 sq. feet)



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.





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