



226 Gore Road, New Milton, BH25 5NQ

£600,000

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*226 Gore Road
New Milton
Hampshire
BH25 5NQ*

This fantastic and highly deceptive four bedroom chalet bungalow is situated within walking distance of the local schools and New Milton town centre. The property offers bright and spacious accommodation, with features including three generous reception rooms, a spacious entrance hall, two bathrooms, and a secluded rear garden.

- Sitting Room
- Dining Room
- Snug/Bedroom Four
- Bathroom & Cloakroom
- Kitchen/Breakfast Room
- Conservatory & Study
- Three First Floor Bedrooms
- First Floor Bathroom
- Driveway & Garage
- Secluded Garden



The Property

Entrance porch with a UPVC door and UPVC windows.

A stable door leads through to the entrance hall, which includes a cupboard housing the electrical consumer unit, a coats cupboard, an understairs storage cupboard, and stairs to the first floor landing.

The sitting room is situated at the front of the property with a bright double aspect, a feature bay window to the front, a built-in woodburning stove, and a TV aerial point.

The kitchen/breakfast room is fitted with timber effect wall and base units, a contrasting granite effect worktop, a stainless steel sink with a mixer tap over and drainer, a tiled splashback, and tiled flooring. There is space and plumbing for an American style fridge/freezer, a cooker, a washing machine, and a dishwasher. A cupboard houses the Kingfisher boiler, wall mounted central heating controls, and a stable style door leads out to the rear porch.

Rear porch with doors front and back leading out to the garden and driveway, along with timber effect flooring.

The dining room has a bright double aspect, a feature bay window to the front, a built-in bar, and ample space for furniture.

Separate snug/bedroom four with a UPVC door into the conservatory, a TV aerial point, and carpeted flooring.

The conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows, casement doors onto the rear garden, a polycarbonate roof, power, and lighting.

Study with an outlook into the conservatory.

Ground floor shower room with a corner shower cubicle, sliding glass shower doors, thermostatic shower attachments, a wash hand basin with a mixer tap over and storage beneath, fully tiled walls, and timber effect flooring.

Separate cloakroom with a WC and a UPVC window.

First floor landing with a hatch to the loft space, an airing cupboard with generous shelving, and access through to the eaves storage cupboard.

First floor bathroom with fully tiled walls, timber effect flooring, and a white suite comprising a WC, a pedestal wash hand basin with a mixer tap over, a panel bath with a mixer tap over, and a chrome heated towel rail.

On the first floor are three bedrooms, with the master being extremely spacious. It features a bright double aspect, generous built-in storage, a built-in sideboard, a TV aerial point, and enjoys an outlook to the front of the property. Bedrooms two and three are both double bedrooms benefiting from built-in storage, with bedroom two having a UPVC door leading out to an external staircase.





Gardens & Grounds

To the front of the property is a block paved driveway providing off road parking for six to seven vehicles and giving access to the single garage, which features an up and over door, power, and lighting.

The rear garden is a lovely size, surrounded by high level fencing, making it extremely private and secluded. It is laid to block paving for ease of maintenance and includes a large greenhouse, a summerhouse, a storage shed, and double doors leading into the rear of the garage.

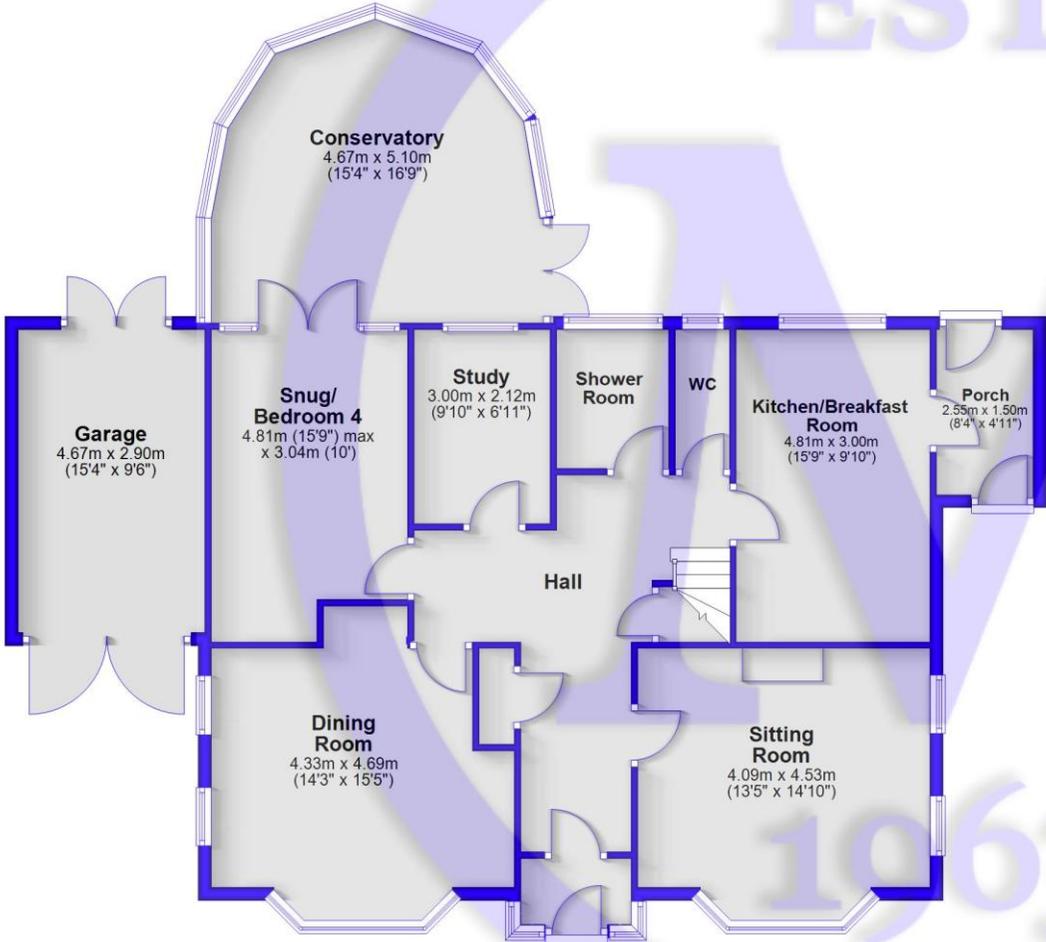
Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

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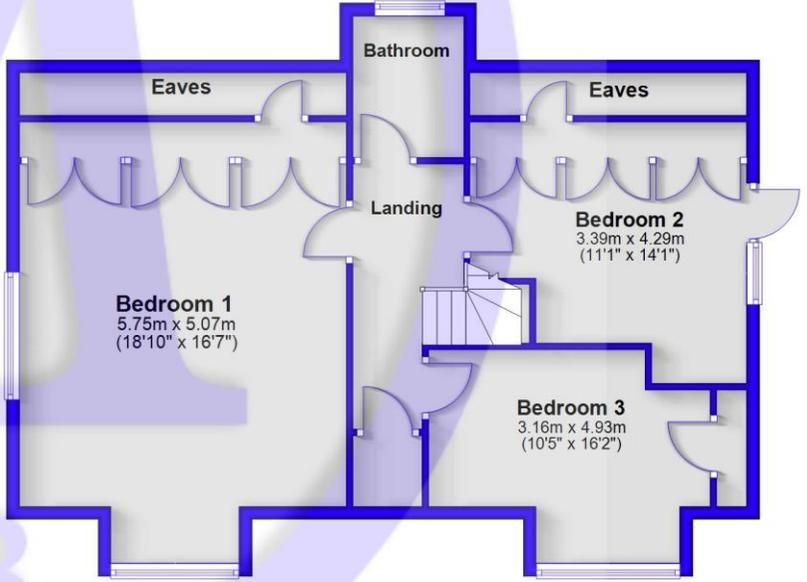
Ground Floor

Approx. 136.3 sq. metres (1467.6 sq. feet)



First Floor

Approx. 79.8 sq. metres (858.7 sq. feet)

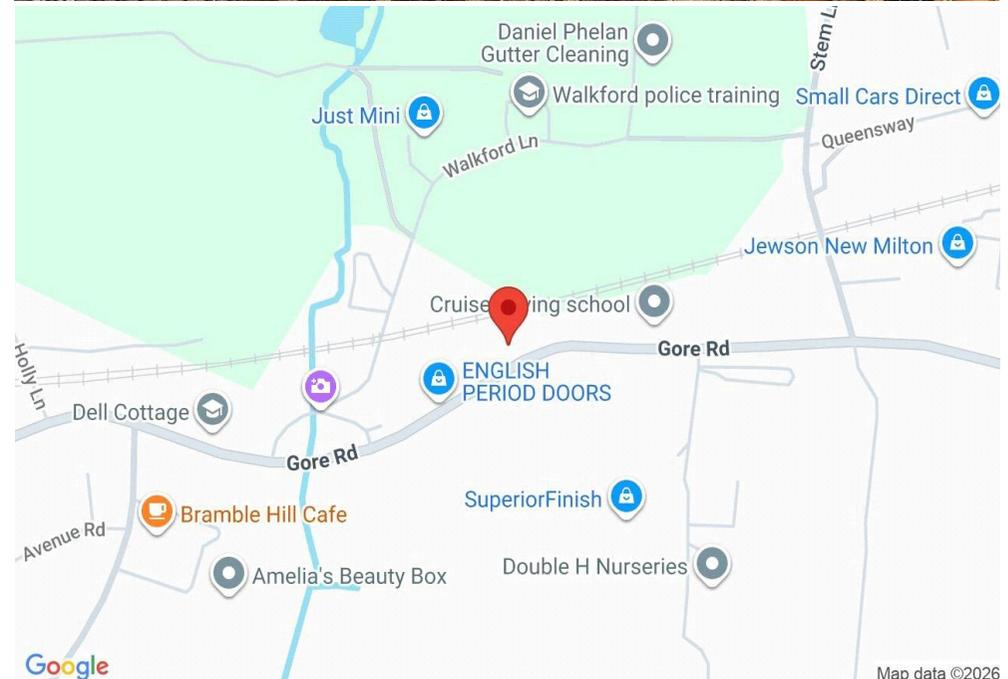


Total area: approx. 216.1 sq. metres (2326.3 sq. feet)

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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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