

46 Brook Avenue, New Milton, BH25 5HD

£1,250,000

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Private

46 Brook Avenue
New Milton
Hampshire
BH25 5HD

A unique and high specification chalet style property situated on a fantastic plot on one of the finest roads in New Milton. The property was extended and extensively refurbished to an excellent standard only a couple of years ago. It offers a large open plan kitchen/living area, a sitting room, four large bedrooms, four bathrooms, a boot room, and a separate utility room. The plot extends to approximately 0.24 acres and the property is offered with no forward chain.

- Unique, High Specification Property
- Porcelanosa Kitchen & Bathrooms
- Spacious Open Plan Kitchen/Living Room
- Sitting Room
- Boot Room & Separate Utility
- Four Double Bedrooms, Two On The Ground Floor
- Four Modern Bathrooms
- Approximately 0.24 Acre Plot
- No Forward Chain





The Property

Entrance hall with porcelain tiled flooring, stairs to the first floor landing, and a useful understairs storage cupboard housing the control panel for the security system and media.

Impressive open plan kitchen/living area with a continuation of the tiled flooring, a bright double aspect with bi-fold doors and two sets of casement doors opening onto the composite decking, recessed ceiling spotlights, fitted speakers, fitted air conditioning and floor to ceiling windows with fitted shutters.

High specification Porcelanosa kitchen with a skylight, timber effect wall and base units, a raised double oven, a marble worktop and splashback, a five burner induction hob, and an island with a breakfast bar and an inset sink unit with a mixer tap over.

A door leads through to the utility room, which offers space and plumbing for a washing machine and tumble dryer, a stainless steel sink unit with a mixer tap and drainer, and a range of storage cupboards.

Sitting room with views over the gardens, a casement door onto the composite decking, large windows with fitted shutters, carpeted flooring, and fitted speakers.

Useful boot room accessible via the hallway, utility room, or the front of the property.

Two ground floor double bedrooms, with bedroom three benefiting from its own en-suite shower room. Bedroom four features a fitted double wardrobe and a door leading through to the family bathroom.

Family bathroom with tiled floors, fully tiled walls, UPVC double glazed window, an extractor fan, and a suite comprising a panel bath with a glass shower screen, a WC, a ladder style heated towel rail, and a wall hung wash hand basin with a mixer tap over and storage beneath.

First floor landing with a Velux window.

Bedroom one is a large king size room with fitted wardrobes, an outlook to the front of the property, fitted air conditioning, an eaves storage cupboard, and ample space for bedroom furniture. A door leads to the fully tiled en-suite bathroom with a Velux window and suite comprising a WC, a wall hung wash hand basin with a mixer tap over and storage beneath, a freestanding double ended bath, and a ladder style heated towel rail.

Bedroom two is an impressive room with fitted wardrobes, a door leading through to eaves storage, a window overlooking the rear garden, and a Velux window. A door leads through to the en-suite shower room with fully tiled flooring and walls, a Velux window, and a suite comprising a large walk-in shower cubicle, a wall hung wash hand basin, and a WC.

















Gardens & Grounds

46 Brook Avenue sits on an impressive corner plot extending to approximately 0.24 acres.

A large shingle driveway with block paviour edging provides off road parking to the front.

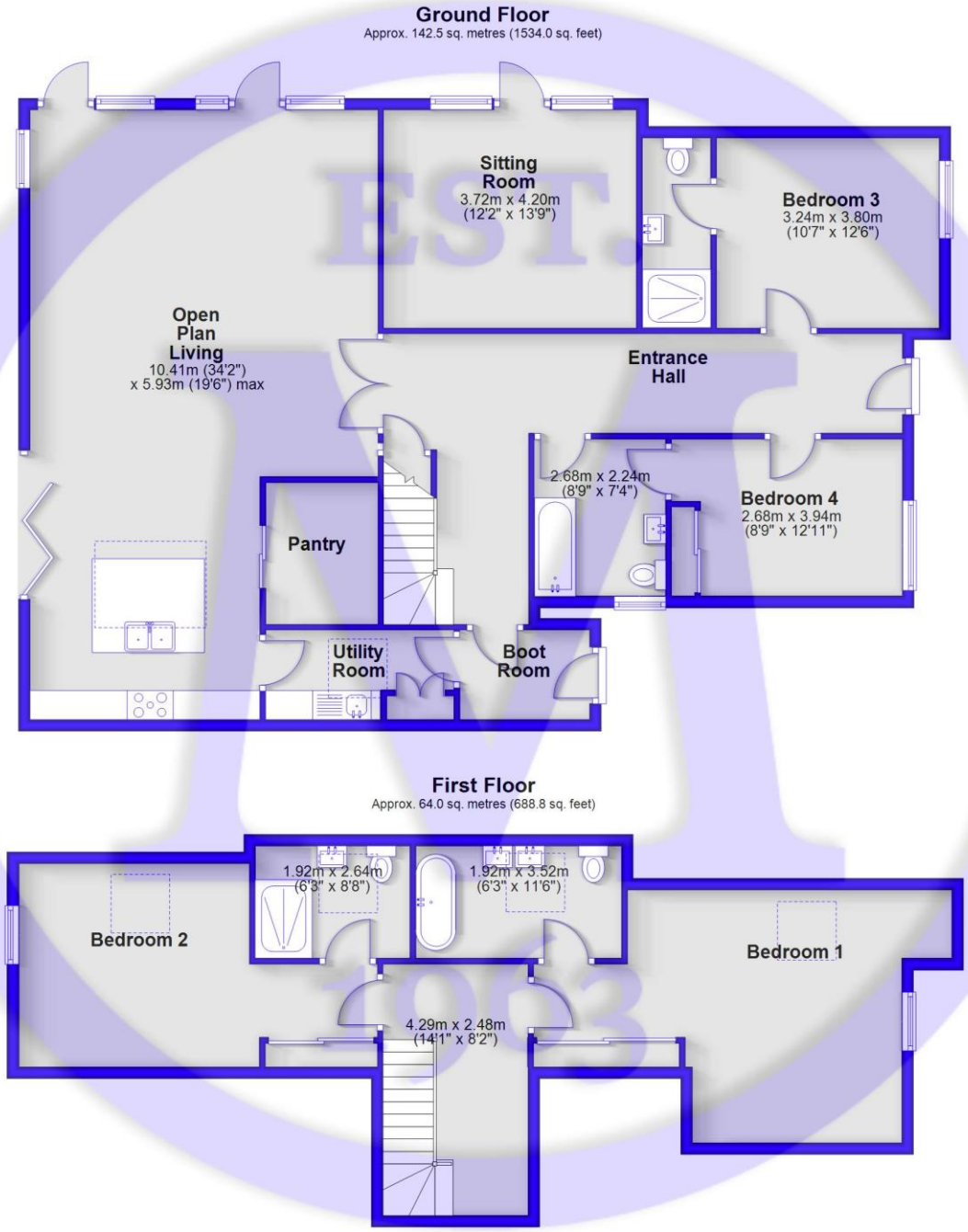
Mature shrubs and closeboard fencing offer a good degree of privacy.

There is a large lawn area and an extensive wraparound composite decking, providing an excellent space for outdoor entertaining, accessible from both the open plan living area and the sitting room.

Twin gates from Meadow Way provide access to an additional shingle driveway at the rear of the property, offering further off road parking and leading to the storage shed and single garage.

Services

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

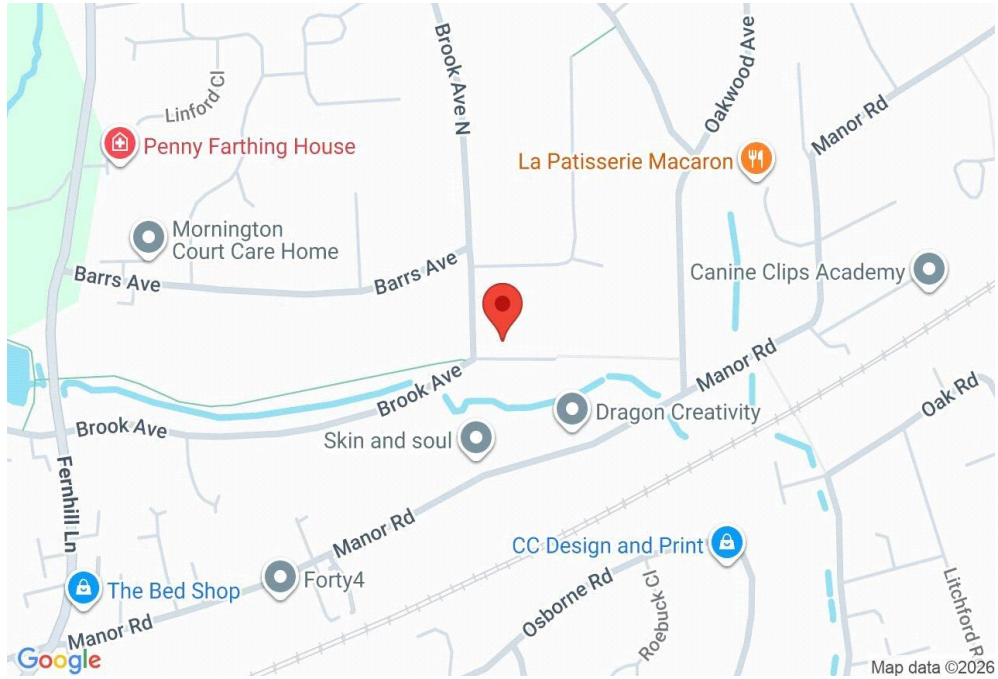


Total area: approx. 206.5 sq. metres (2222.8 sq. feet)

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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