



*3 Blair Close, New Milton, BH25 5UP*

*£450,000*

**Mitchells**  
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*3 Blair Close  
New Milton  
Hampshire  
BH25 5UP*

A spacious four bedroom detached house, situated on a superb west facing plot in a quiet cul-de-sac, within walking distance of the local shops and New Milton town centre. The property has been tastefully extended in recent years and features a large sitting room, a good sized kitchen/dining room, a separate study, a ground floor WC, four bedrooms, a modern family bathroom, a driveway, and a garage. The property is offered with no forward chain.

- Modern Family Home
- Large Sitting Room
- Kitchen/Dining Room
- Study
- Ground Floor WC
- Four Double Bedrooms
- Modern Bathroom
- Driveway & Garage
- West Facing Rear Garden
- NO FORWARD CHAIN



## The Property

Entrance hall with tiled flooring, a useful storage cupboard, and stairs to the first floor with an understairs storage cupboard.

Ground floor WC with a modern suite and fully tiled flooring and walls.

Impressive sitting room with a feature bay window, an electric fire, and sliding doors opening onto the rear patio.

Kitchen/dining room with tiled flooring, a generous range of timber effect wall and base units with marble effect worktops, a raised double oven, a wall hung gas fired central heating boiler, a sink unit with a mixer tap and drainer, space and plumbing for a dishwasher and washing machine, and a door leading to the rear garden.

The separate study would make an ideal home office, playroom, or even a fifth bedroom.

Four double bedrooms on the first floor, all with fitted wardrobes.

Modern family bathroom with tiled flooring, fully tiled walls, a UPVC double glazed window, and a modern suite comprising a large walk-in shower cubicle, a WC, a wash hand basin with a mixer tap over and storage beneath, a chrome ladder style heated towel rail, and a panel bath.





## *Gardens & Grounds*

To the front of the property, a block paviour pathway leads to the front door, bordered by an area of lawn with hedging that adds colour.

To the side, there is an area of shingle with shrubs and textured slate, alongside a timber garden gate providing access to the rear garden.

The rear garden is an excellent size, featuring a large lawn, two paved patio areas ideal for outdoor entertaining, a timber garden shed, and a door leading to the garage with a pitched roof.

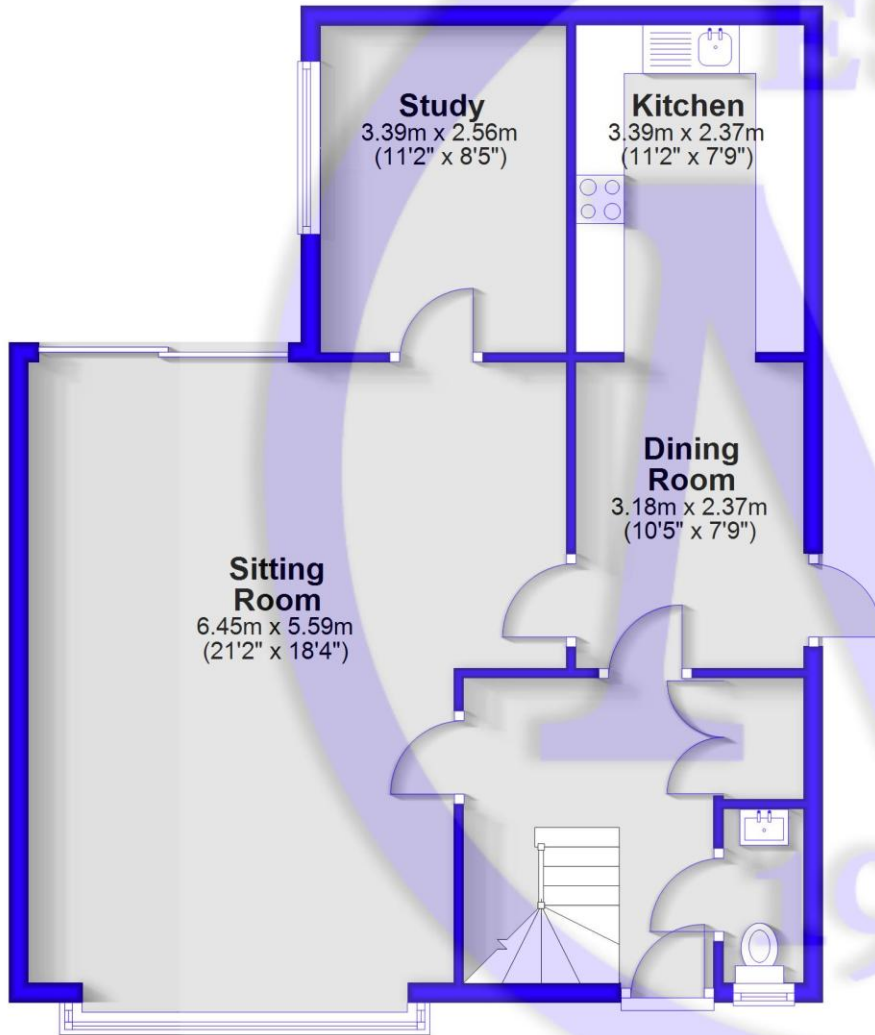
## *Services*

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



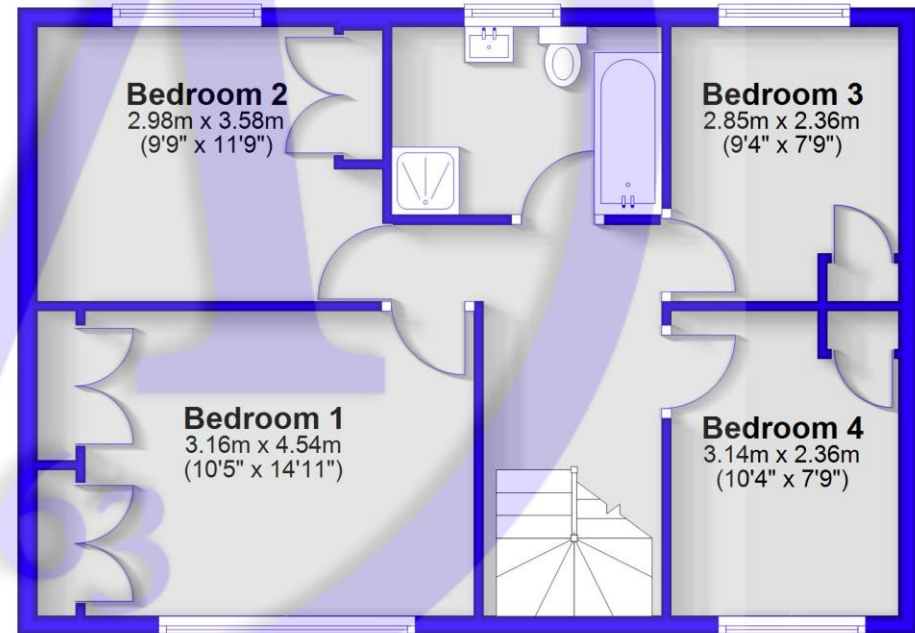
### Ground Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



### First Floor

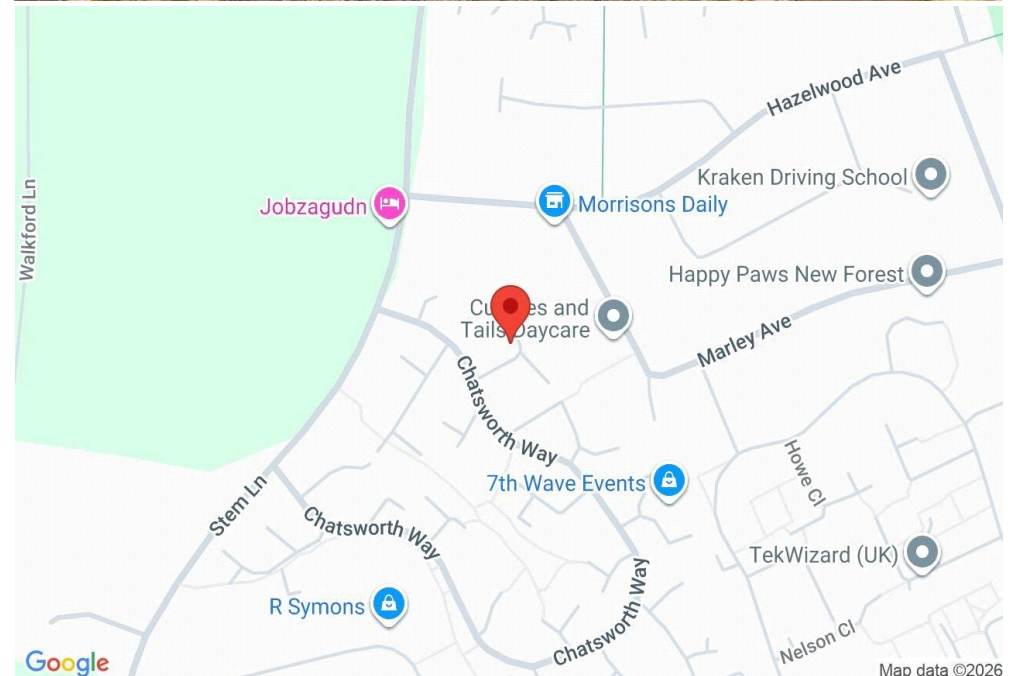
Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 125.0 sq. metres (1345.5 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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