



*5 Camellia Gardens, New Milton, BH25 6BL*

£325,000

**Mitchells**  
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*5 Camellia Gardens  
New Milton  
Hampshire  
BH25 6BL*

This fantastic town centre three bedroom house is ideally situated just a stone's throw from New Milton High Street and within walking distance of the mainline railway station. The property offers bright and spacious accommodation, featuring a through sitting/dining room, a ground floor cloakroom, two double bedrooms, a garage, and a secluded garden.

- Entrance Porch & Hall
- Sitting Room
- Dining Room
- Kitchen
- Rear Lobby
- Ground Floor Cloakroom
- First Floor Landing
- Three Bedrooms
- Shower Room
- Garage & Secluded Garden



# The Property

Entrance porch with UPVC double glazed windows, a UPVC double glazed door, tiled flooring, and a glazed door leading through to the entrance hall.

Entrance hall with engineered wood flooring, a cupboard housing the electrical consumer unit and meter, stairs to the first floor landing, and a glazed door leading through to the sitting room.

Sitting room with a continuation of the engineered wood flooring, a large picture window to the front, a feature fireplace with a stone surround, a stone hearth, and a living flame gas fire, a TV aerial point, and opening through to the dining room.

Dining room with a UPVC window providing an attractive outlook to the rear garden and ample space for furniture.

The kitchen is fitted with a range of cream shaker style wall and base units with a contrasting timber effect worktop, a useful understairs storage cupboard, timber effect flooring, and a sink with a mixer tap and drainer. There is space and plumbing for a washing machine, a tall stand up fridge/freezer, and a cooker.

Rear lobby with UPVC double glazed windows, a polycarbonate roof, and a UPVC double glazed door leading out to the rear garden, also giving access to the cloakroom.

Ground floor cloakroom with a white suite comprising a wall hung wash hand basin, a WC, a gas meter, and a wall mounted Worcester combination boiler.

First floor landing with a hatch to the loft space and a drop down ladder.

The shower room is situated at the rear of the property, with tile effect flooring, part tiled walls, and a suite comprising a WC, a pedestal wash hand basin, a walk-in shower with Triton electric shower attachments and sliding glass shower doors, a UPVC window, and a mirror fronted medicine cabinet.

There are two spacious double bedrooms, both benefiting from built-in wardrobes, with the master having a bright southerly aspect and enjoying an outlook to the front of the property.

Bedroom three is currently set up as a single bedroom or would make an ideal home office if required.





## *Gardens & Grounds*

To the front of the property is a generous area of lawn with mature shrubs and planting, and a path leading to the front door.

The rear garden is a particular feature of the property, being extremely private and secluded, with two patio areas, a lawn, a rear gate for access, and a rear pedestrian door providing access to the single garage.

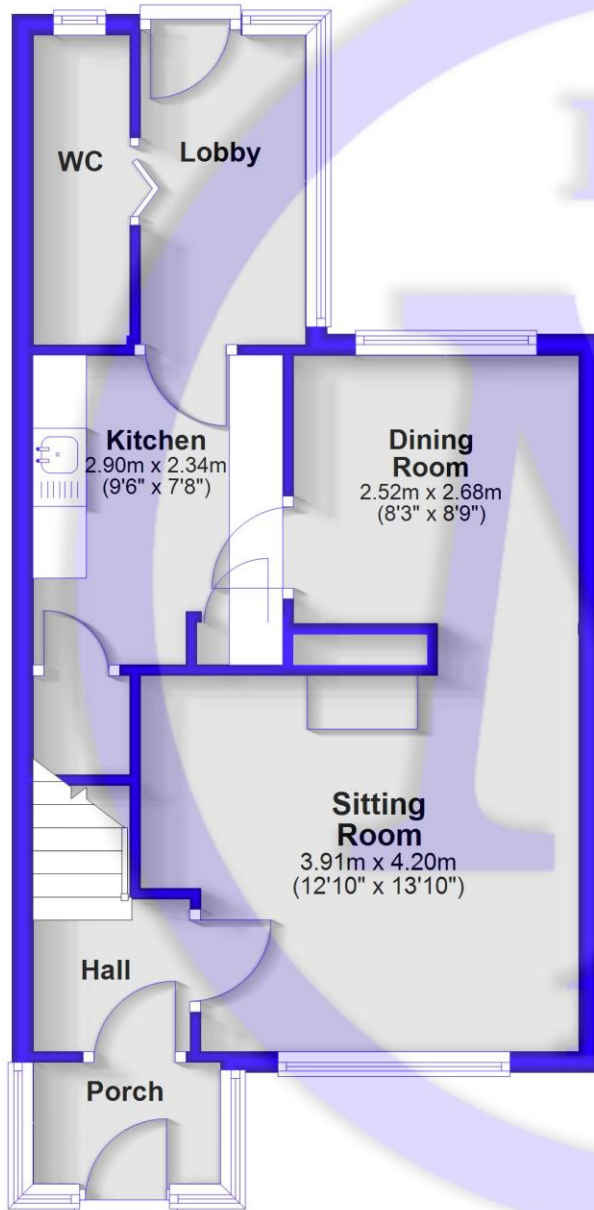
This property is offered with no forward chain, and a viewing is highly recommended.

## *Services*

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

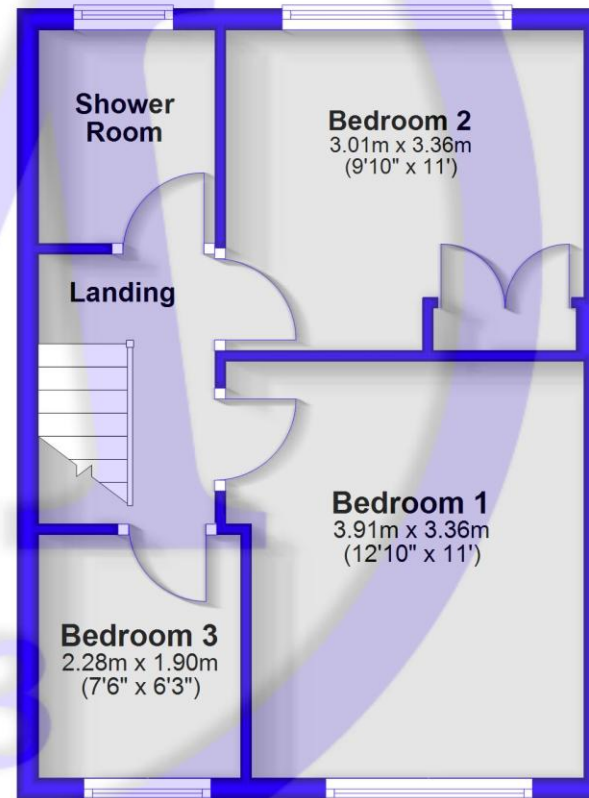
## Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



## First Floor

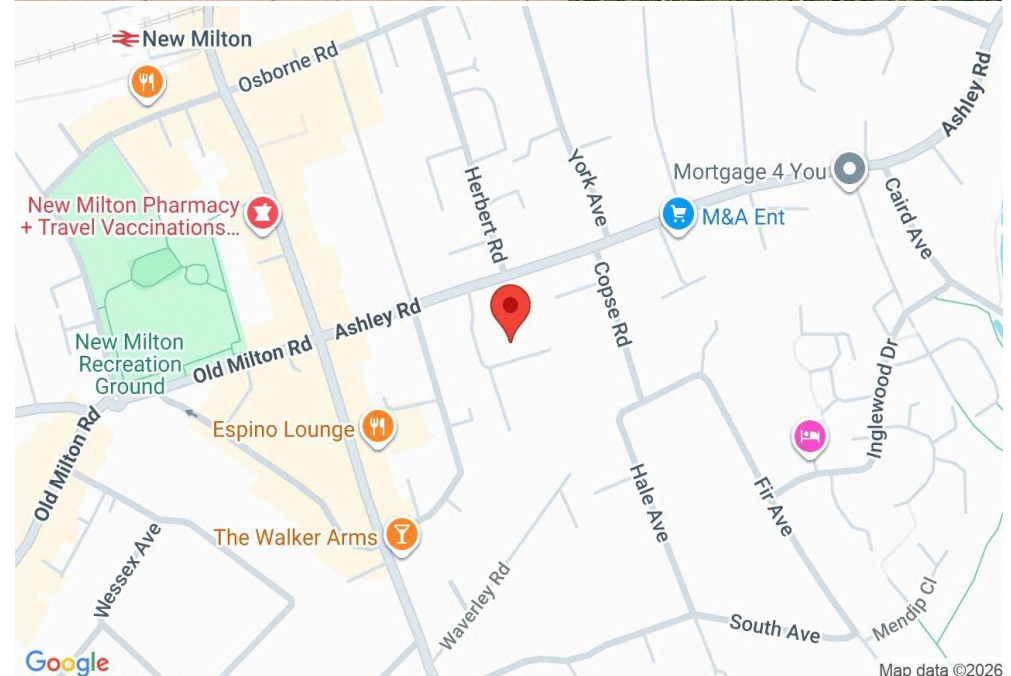
Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 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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