



*3, Cranborne Place, New Milton, BH25 5UR*

*£349,950*

**Mitchells**  
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*3 Cranborne Place  
New Milton  
Hampshire  
BH25 5UR*

This highly deceptive three bedroom linked detached bungalow is situated in a quiet cul-de-sac, yet within a short walk of the local post office and store, and within walking distance of New Milton town centre. The property offers bright accommodation, with features including a spacious sitting room, three lovely double bedrooms, a conservatory, and an adjoining garage.

- Entrance Porch
- Sitting Room
- Kitchen
- Conservatory
- Hallway
- Three Bedrooms
- Family Bathroom
- Driveway
- Garage
- Secluded Front Garden



## The Property

Entrance hall with a useful coats cupboard, a radiator, and access to the sitting room.

The sitting room is particularly spacious, featuring a fireplace with an inset gas stove effect fire and an ornate surround, double casement doors opening onto the front garden, and access to the hallway and kitchen.

The kitchen is fitted with a range of white shaker style wall and base units, a contrasting granite effect worktop, a sink with a mixer tap and drainer, a tiled splashback, timber effect flooring, and a cupboard housing the modern Worcester boiler and central heating controls. Integrated appliances include an eye level oven, a four burner electric hob, and an extractor fan above. There is space and plumbing for a washing machine and a tall stand up fridge/freezer.

The kitchen leads through to the conservatory, with a polycarbonate roof, UPVC insulated panels, UPVC double glazed windows, double casement doors leading to the rear garden, and an additional single double glazed door.

Hallway with a central heating thermostat, two useful storage cupboards, and a hatch to the loft space.

There are three lovely double bedrooms, with bedrooms one and two enjoying views over the rear garden.

The family bathroom has tile effect flooring, part tiled walls, and a suite comprising a corner wash hand basin with a mixer tap, a WC, a panelled bath with a mixer tap and shower attachment, a shower curtain, and a UPVC window.





## Gardens & Grounds

To the front of the property is a driveway providing off road parking for two vehicles and access to the single garage, which has an up and over door, a pedestrian door into the garden, power, and lighting. The front garden is extremely private and secluded, surrounded by high level fencing and hedging, laid to lawn, and benefits from a bright south-westerly aspect.

The rear garden is also very private, enclosed by high level fencing, with a large patio, a storage shed, a side gate for access, and the remainder laid to lawn.

The property is offered with vacant possession, and a viewing is highly recommended.



## Services

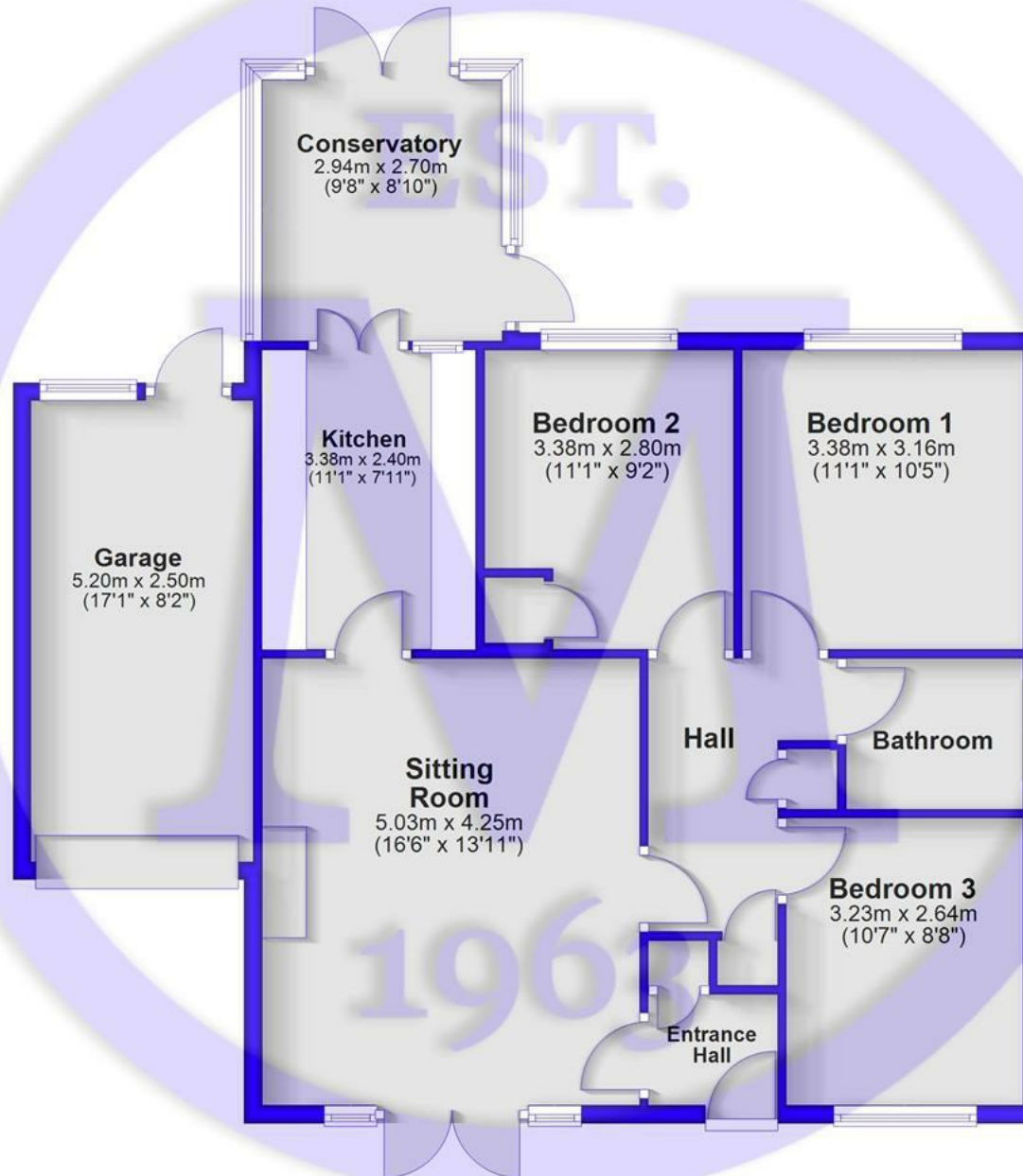
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating:

## Floor Plan

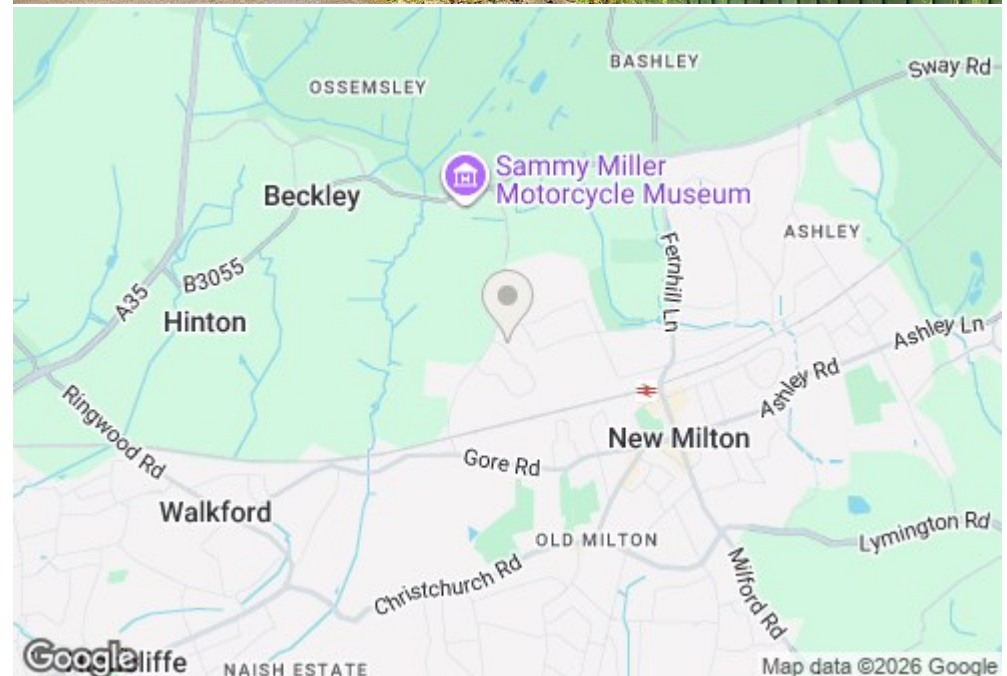
Approx. 94.6 sq. metres (1018.5 sq. feet)



Total area: approx. 94.6 sq. metres (1018.5 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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