



3, Spinney Way, New Milton, BH25 5DN

£579,500

Mitchells

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*3 Spinney Way
New Milton
Hampshire
BH25 5DN*

A well positioned four bedroom, two reception room detached family house, set on a fantastic plot with a good sized garden to the rear and separate access onto Hollands Wood Drive. Other features include a large UPVC double glazed conservatory, an en-suite shower room to the master bedroom, a detached double garage, a lovely double aspect sitting room, a separate utility room, and a peaceful location with both New Milton town centre and the open forest of the New Forest National Park within easy reach.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Conservatory
- Utility Room
- Cloakroom
- Landing
- Four Bedrooms



The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with stairs to the first floor and an understairs storage cupboard.

Lovely double aspect sitting room with a feature fireplace with a stone backing and hearth, an inset flame effect gas fire, and double glazed sliding doors onto the conservatory.

Good sized kitchen/dining room with a range of timber effect wall and base units, a contrasting light worktop with timber trim, an inset one and a half bowl sink unit with mixer tap, integrated electric oven, space for a dishwasher and fridge, part tiled walls, under cupboard lighting, Balanced Flue gas AGA, a lovely outlook over the rear garden, tiled flooring, ample room for a dining table, and double glazed sliding doors through to the conservatory.

Useful separate utility room with space for a tall fridge/freezer and washing machine, built-in shelving, tiled flooring, and a UPVC double glazed door to outside.

Stunning large UPVC double glazed conservatory with a pitched polycarbonate roof, ample space for a dining table, attractive floor tiling, sliding doors onto the patio, and a lovely, private outlook over the rear garden.

Cloakroom with WC and hand basin with storage beneath.

First floor landing with a double airing cupboard, a further single storage cupboard, and access to the roof space.

Four good sized first floor bedrooms, all with built-in storage, with bedroom four currently used as a dedicated dressing room.

Fully tiled family bathroom comprising a panel bath with independent shower over, wash basin, WC, and timber effect flooring.

Fully tiled en-suite shower room to the master bedroom, fitted with a white suite comprising a corner shower cubicle with thermostatically controlled shower, wash basin, WC, and recessed ceiling spotlights.





Gardens & Grounds

The property sits on a superb, large plot, with the front garden laid mainly to lawn and mature hedging providing screening from the road. A double width driveway offers off road parking and leads to the detached double garage, with twin up and over doors, power, light, a pitched roof, and a personal door through to the rear garden.

Adjoining the rear of the property is a large paved patio with decorative brick edging, leading to a good sized lawn with mature, well stocked flower, shrub, and conifer borders. Twin timber gates provide access from Hollands Wood Drive, and the rear garden enjoys a high degree of privacy and seclusion.

Services

Mains gas, electricity, water and drainage

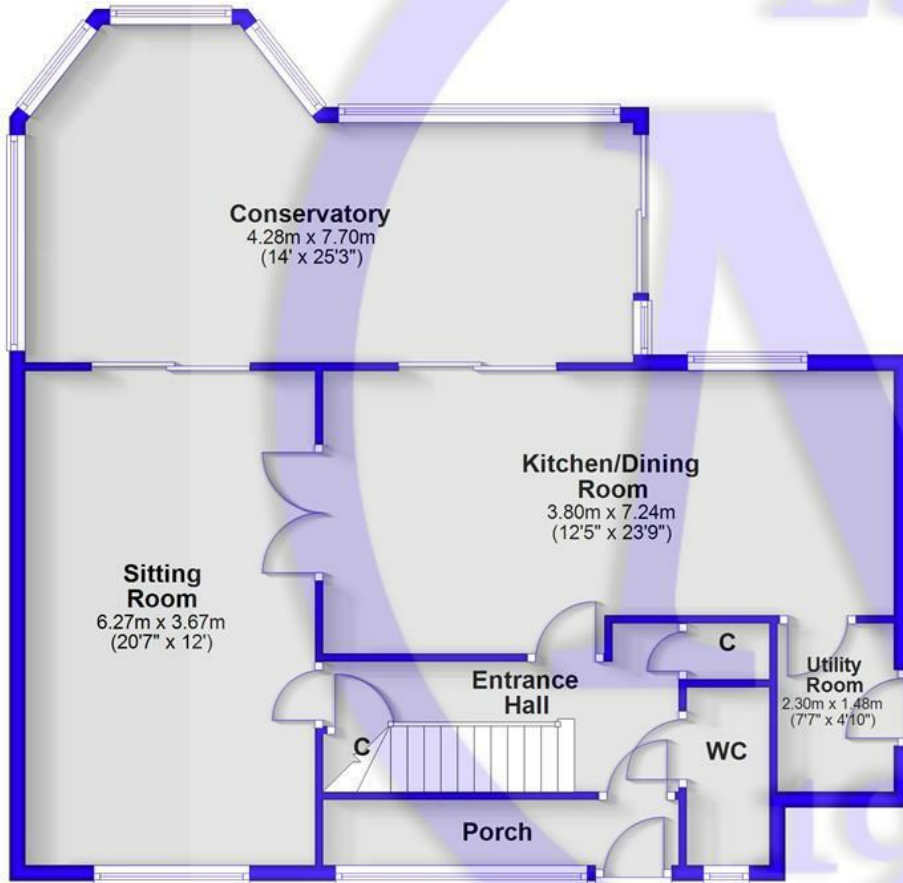
Council Tax Band: F

Energy Performance Certificate (EPC) Rating: D

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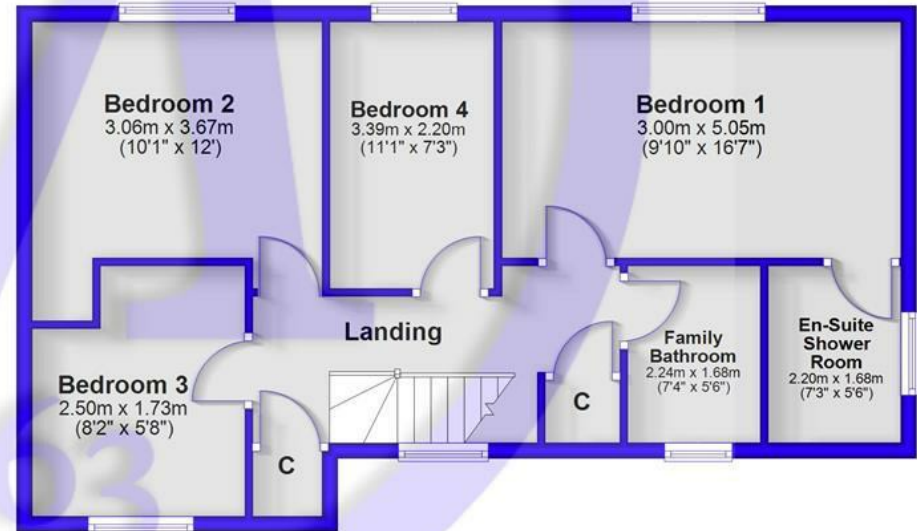
Ground Floor

Approx. 94.5 sq. metres (1017.7 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 152.1 sq. metres (1637.5 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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