



*29, Velvet Lawn Road, New Milton, BH25 5GE*

*£750,000*

**Mitchells**

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*29 Velvet Lawn Road  
New Milton  
Hampshire  
BH25 5GE*

An impressive and substantial detached executive style house occupying a prime position on a popular modern development. The property offers superb, family oriented accommodation, including five bedrooms, three bath/shower rooms, three reception rooms, a lovely modern kitchen/dining room, and a particularly large rear garden that enjoys a high degree of privacy, with a lovely wooded backdrop.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Study
- Kitchen/Dining Room
- Cloakroom
- Utility Room
- Landing
- Five Bedrooms



## The Property

Entrance hall with a double glazed front door and attractive tile effect flooring.

Lovely sitting room with a feature walk-in UPVC double glazed bay window, fireplace with a stone backing and hearth, and a recessed open fire.

Separate dining room with attractive timber effect flooring and double glazed sliding doors onto the large UPVC double glazed conservatory, with a pitched roof, casement doors onto the patio, and a pleasant outlook over the large rear garden.

Good sized kitchen/breakfast room fitted with a range of modern wall and base units, with soft closing drawers and doors, and a contrasting stone effect worktop with an inset one and a half bowl sink unit with a mixer tap over. Integrated gas hob, extractor fan, double electric oven, combination oven, and slimline dishwasher. There is also under cupboard lighting, recessed ceiling spotlights, ample room for a kitchen table, twin casement doors onto the patio, and a lovely outlook over the rear garden.

Useful separate utility room with a further range of modern wall and base units, with a stone effect worktop and an inset sink unit with a mixer tap over. Space for a washing machine, tumble dryer, and tall fridge freezer. There is also a wall mounted Potterton gas fired boiler and a UPVC double glazed door to outside.

Ground floor study with tile effect flooring and outlook to the front.

Ground floor cloakroom fitted with a modern white suite.

Attractive split staircase leading to twin first floor landings, trap to the roof space, and an airing cupboard.

Five first floor bedrooms, two with built-in wardrobes and en-suite shower rooms fitted with modern white suites.

Family bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin with storage beneath, WC, chrome ladder style heated towel rail, attractive wall tiling, recessed ceiling spotlights, and an extractor fan.



## *Gardens & Grounds*

The property sits on a fantastic large plot, with the front garden laid mainly to lawn, and mature hedging dividing it from the pavement. A double width tarmac driveway provides off road parking and leads to the double garage, with twin up and over doors, power, and light.

The rear garden is a particular feature of the property, with an area of textured paved patio, and the remainder laid to a superb large area of lawn with mature flower, shrub, and conifer borders, a lovely wooded backdrop, and a good degree of privacy and seclusion.

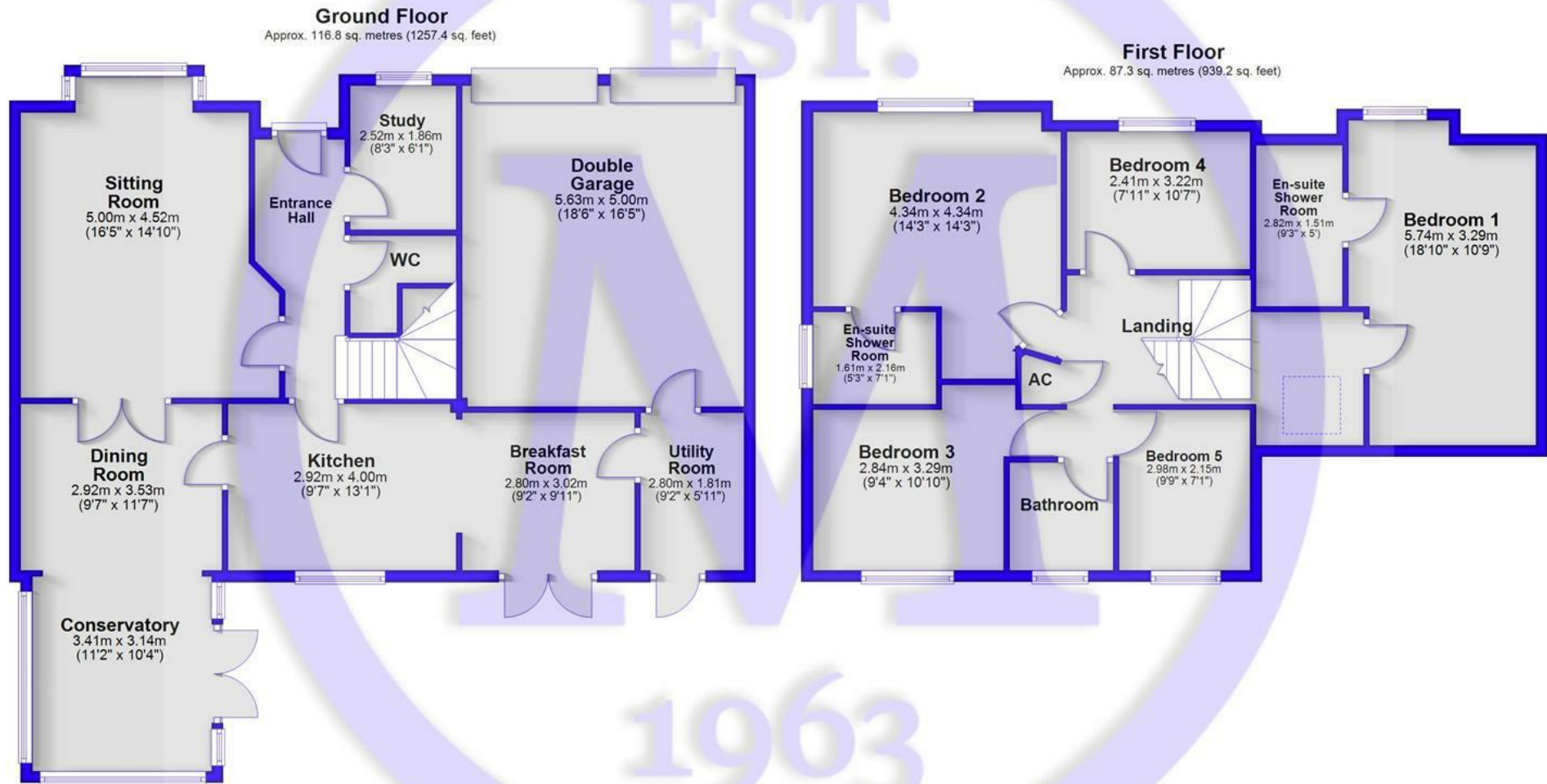


## *Services*

Mains gas, electricity, water and drainage

Council Tax Band: F

Energy Performance Certificate (EPC) Rating: D



Total area: approx. 204.1 sq. metres (2196.6 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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