



12, Rothbury Park, New Milton, BH25 6TR

£415,000

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*12 Rothbury Park
New Milton
Hampshire
BH25 6TR*

A spacious and extended four bedroom, two reception room family house situated in a sought after and peaceful location, within easy reach of New Milton town centre and local schools. The property sits on a larger than average plot, and other features include an en-suite shower room to the master bedroom, a good sized kitchen, an integral garage, a south-facing rear aspect, and a ground floor cloakroom. The property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Family Room
- Kitchen
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage



The Property

Entrance hall with timber effect flooring.

Spacious sitting/dining room with timber effect flooring and UPVC double glazed sliding doors leading to the double aspect family room, with built-in storage, casement doors opening onto the patio, and a private, south-facing outlook over the rear garden.

Kitchen fitted with a range of wall and base units with soft closing drawers and doors, oak worktops and upstands, an inset one and a half bowl sink unit with mixer tap, and space for a range style cooker, tall fridge/freezer, washing machine, and dishwasher. The kitchen enjoys an outlook to the front.

Ground floor cloakroom fitted with a modern white suite.

First floor landing with recessed ceiling spotlights and trap to the roof space.

Four double bedrooms on the first floor, with the master bedroom benefiting from an en-suite shower room fitted with a white suite.

Family bathroom fitted with a white suite comprising a panelled bath with mixer tap and shower attachment over, wash basin with storage beneath, WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring, recessed ceiling spotlights, extractor fan, and a boiler cupboard housing the wall mounted Worcester gas fired boiler.





Gardens & Grounds

To the front of the property, there is a small garden area laid mainly to lawn, with a paved pathway and a tarmac driveway providing off road parking for one vehicle. The driveway leads to the integral single garage, with up and over door and twin doors at the rear, allowing for drive-through access.

At the rear, a textured paved patio adjoins the property, with the remainder of the garden laid mainly to lawn. The garden enjoys a sunny aspect and offers a good degree of privacy. To the rear, there is a raised and covered timber decking area, ideal for outside dining.

Superb garden office/hobbies room, with power, lighting, and twin sets of casement doors. The room measures approximately 4.2 x 3 metres.

Services

Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: C

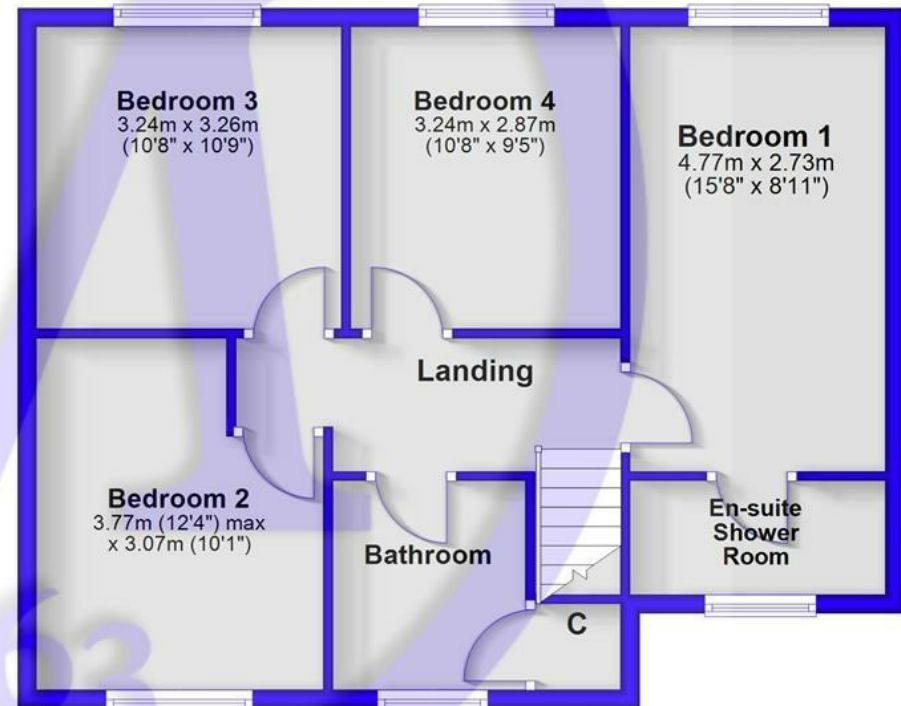
Ground Floor

Approx. 83.7 sq. metres (901.2 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



Total area: approx. 145.3 sq. metres (1564.4 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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