



*15, Hobart Road, New Milton, BH25 6EF*

*Asking Price £485,000*

**Mitchells**  
1963 — TODAY



*15 Hobart Road  
New Milton  
Hampshire  
BH25 6EF*

A beautifully refurbished three bedroom detached bungalow situated in a convenient location within walking distance of New Milton town centre and mainline railway station. The property has been tastefully improved throughout and features include a brand new kitchen and bathroom, three double bedrooms, two reception rooms, a secluded garden, a detached garage, and a large driveway.

- Entrance Hall
- Kitchen
- Sitting Room
- Dining Room
- Three Double Bedrooms
- Family Bathroom
- Secluded Gardens
- Detached Garage
- Large Driveway & Frontage



## The Property

Entrance hall with cupboard housing the recently installed electrical consumer unit, a central heating thermostat, and a trap with a pull down ladder to the roof space, which benefits from a Velux window.

Sitting room with a pleasant outlook to the front of the bungalow, a UPVC window with fitted shutters, and radiator.

Family bathroom with timber effect flooring, part paneled and part tiled walls, a UPVC double glazed window, and suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, chrome ladder style heated towel rail, and a bath with a mixer tap over, handheld shower attachments, and a glass shower screen.

Bedrooms one and two are both generous king sized rooms with shutters; bedroom one enjoys a pleasant outlook to the rear, while bedroom two benefits from a large fitted wardrobe.

Bedroom three is a small double room with an outlook to the rear, and could also make a perfect home office or study.

Separate dining room with fitted shutters, cupboard housing the brand new gas fired heating boiler, and a door leading to the kitchen.

Kitchen with timber effect herringbone flooring, recessed ceiling spotlights, a door to the rear, and a generous range of shaker style wall and base units with contrasting marble effect worktops. Features include an induction hob with extractor fan over, a raised electric oven, space and plumbing for washing machine, and integrated appliances including an eye level microwave, a full size dishwasher, and a tall stand up fridge/freezer.





## *Gardens & Grounds*

To the front of the property, there is a large driveway leading to the detached garage, an area of lawn, and a beautiful selection of mature, colourful shrubs along the borders.

The detached garage benefits from a pitched roof and an adjoining potting shed, providing excellent storage or additional parking.

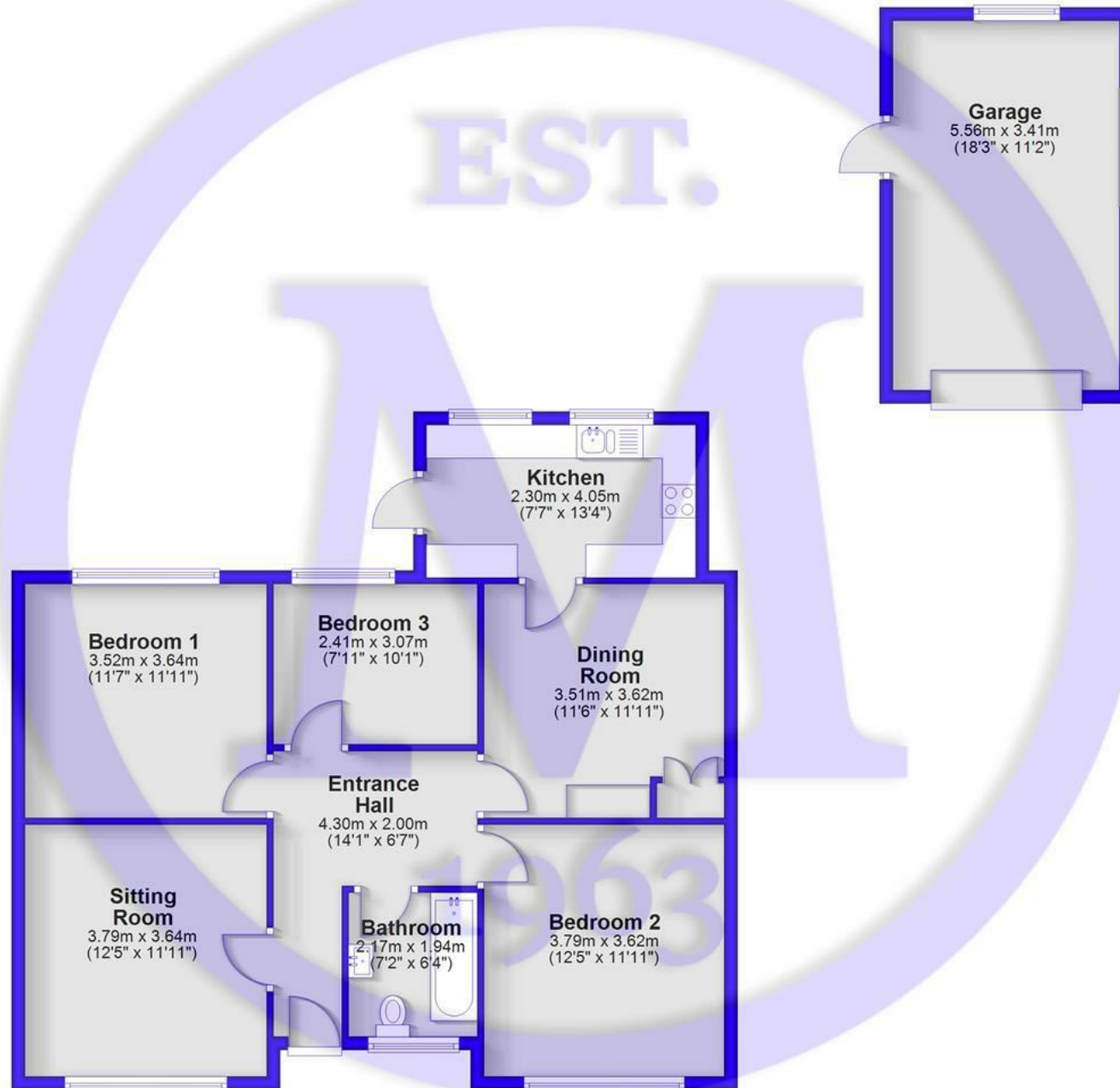
To the rear, there is a generous garden featuring an area of shingle, a recently laid patio that offers an excellent space for outdoor entertaining, another area of lawn, and more colourful shrubs and flowers.

## *Services*

Mains gas, electric, water and sewerage  
Council Tax Band D  
Energy Performance Rating D

## Ground Floor

Approx. 85.8 sq. metres (923.1 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 sq. feet)



## Situation

From Mitchells, proceed along Old Milton Road and take the first exit at the roundabout. Then take the first right onto Gore Road. After approximately 200 yards, turn left onto Hobart Road, where the bungalow will be found on the left hand side.



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