



*67, Doe Copse Way, New Milton, BH25 5GN*

*£389,950*

**Mitchells**  
1963 — TODAY



67 Doe Copse Way  
New Milton  
Hampshire  
BH25 5GN

An immaculate example of one of the popular three bedroom Hereford design semi-detached family houses, with the added benefit of a double driveway providing off road parking for two vehicles in addition to the single garage. Other features of this lovely property include a ground floor cloakroom, a modern kitchen/dining room, a UPVC double glazed conservatory, and a modern fully tiled bathroom. It is within easy walking distance of the local playpark and has nearby access to the lovely wooded walk through to Ballard Lake, the mainline railway station, and New Milton town centre.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Off Road Parking



## The Property

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

Lovely sitting room featuring a bay window, understairs storage, and stairs to the first floor.

Good sized kitchen/dining room with a kitchen area offering a good range of white wall and base units, a contrasting dark worktop, an inset one and a half bowl sink unit with a mixer tap, a wall mounted Potterton gas fired boiler concealed in a cupboard, an integrated Zanussi four burner gas hob with an extractor over, a double electric oven, space for a tall fridge/freezer, under cupboard lighting, part tiled walls, tiled flooring, ample room for a dining table, recessed ceiling spotlights, and a lovely private outlook over the rear garden.

Conservatory of UPVC double glazed construction with a polycarbonate roof, twin casement doors onto the patio, an outlook over the rear garden, and plumbing for a washing machine.

Ground floor cloakroom fitted with a modern white suite, tiled flooring, and a chrome ladder style heated towel rail.

First floor landing with a trap to the roof space and an airing cupboard.

Three bedrooms, with the master bedroom featuring built-in wardrobes.

Fully tiled modern bathroom fitted with a white suite comprising a panelled bath with a mixer tap and independent shower over, a glass shower screen, a wash basin, a WC, recessed ceiling spotlights, an extractor fan, tiled flooring, and a chrome ladder style heated towel rail.





## Gardens & Grounds

The double driveway is a particular feature of the property, providing off road parking for two vehicles and leading to the single garage, which has a pitched roof, an up and over door, and a personal door through to the rear garden. The remainder of the garden is laid mainly to lawn with low level mature hedging.

Adjoining the rear of the property is an area of paved patio, with the remainder laid mainly to a good sized lawn, a raised decking area, direct access to the garage, and a sunny westerly aspect.



## Services

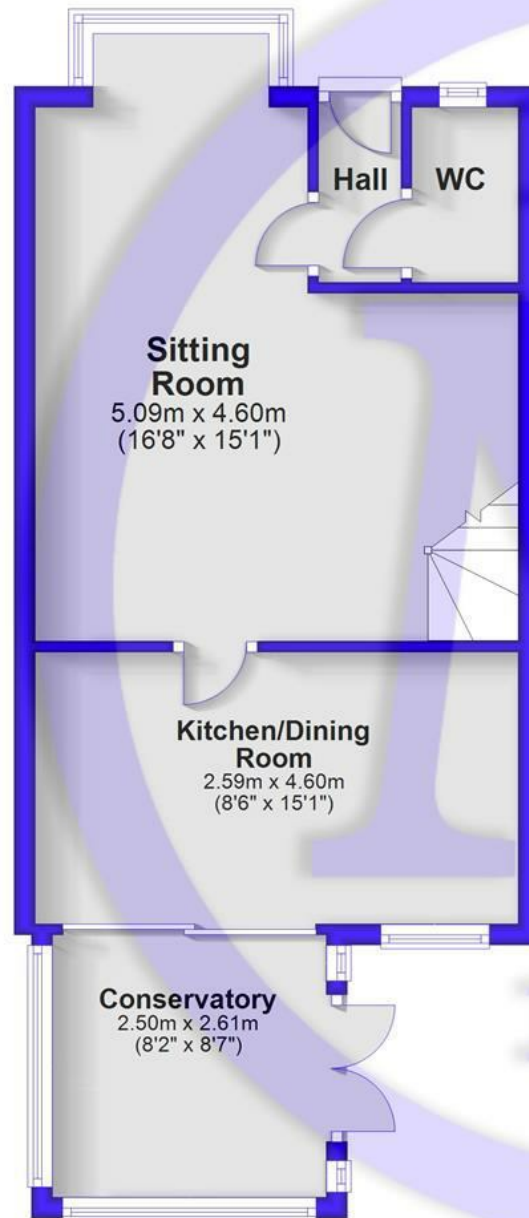
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: C

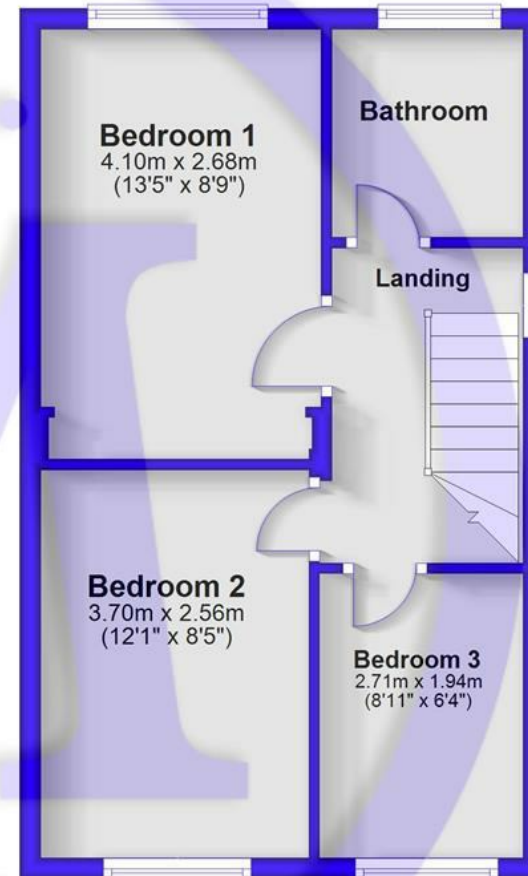
## Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.3 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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