



7, Caird Avenue, New Milton, BH25 6BE

£399,950

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*7 Caird Avenue
New Milton
Hampshire
BH25 6BE*

This highly deceptive two double bedroom detached bungalow is ideally situated just a short walk from the local supermarket and within walking distance of New Milton town centre and the mainline railway station. The property offers bright and spacious accommodation, with features including a sitting room, a dining room, a modern shower room, a spacious driveway, a garage, and a garden toilet. It is offered with vacant possession, and a viewing is highly recommended.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- Two Double Bedrooms
- Secluded Garden
- Garage
- Second Toilet



The Property

Entrance porch with a UPVC double glazed window, a UPVC double glazed door, tiled flooring, and a UPVC door leading through to the entrance hall.

The entrance hall features a hatch to the loft space with a drop down ladder, an airing cupboard housing the hot water cylinder and slatted shelves for storage, and a cupboard containing the electrical consumer unit and gas meter.

The kitchen is fitted with a range of solid wood wall and base units, a contrasting worktop, a double sink with a mixer tap and drainer, tiled walls, and two UPVC double glazed windows. Integrated appliances include a four burner gas hob with an extractor fan above, an undercounter double oven, a dishwasher, a washing machine, an undercounter fridge, and a separate freezer.

The sitting room has sliding doors into the dining room, a TV aerial point, a feature gas fire with a tiled hearth and surround, and two steps leading down to the dining room.

The dining room offers a fantastic view over the rear garden, double casement doors leading out onto the patio, and access through to the kitchen.

The shower room has been recently upgraded and now features tiled flooring, fully tiled walls, and a modern suite comprising a wash hand basin with a mixer tap and storage beneath, a WC, a walk-in double shower with thermostatic shower attachments, and a modern chrome heated towel rail.

There are two spacious double bedrooms, both benefiting from built-in storage and a view to the front of the property. The master bedroom is particularly spacious and includes a wall mounted TV aerial point.





Gardens & Grounds

The front garden has been laid to lawn, with high level hedging and a low level wall to the front. The driveway provides off road parking for approximately three vehicles and gives access to the single garage, which has an up and over door, power, lighting, a UPVC window to the side, and a pedestrian door to the rear. This leads to a gardener's toilet with a UPVC door into the garden, a UPVC double glazed window, a WC, and a wash hand basin. This space could also serve as an additional utility room if required.

The rear garden is a particular feature of this property, being extremely private and secluded with high level fencing and hedging. It includes a large lawn area, a raised patio, an ornamental fishpond, a greenhouse, and a storage shed.

Services

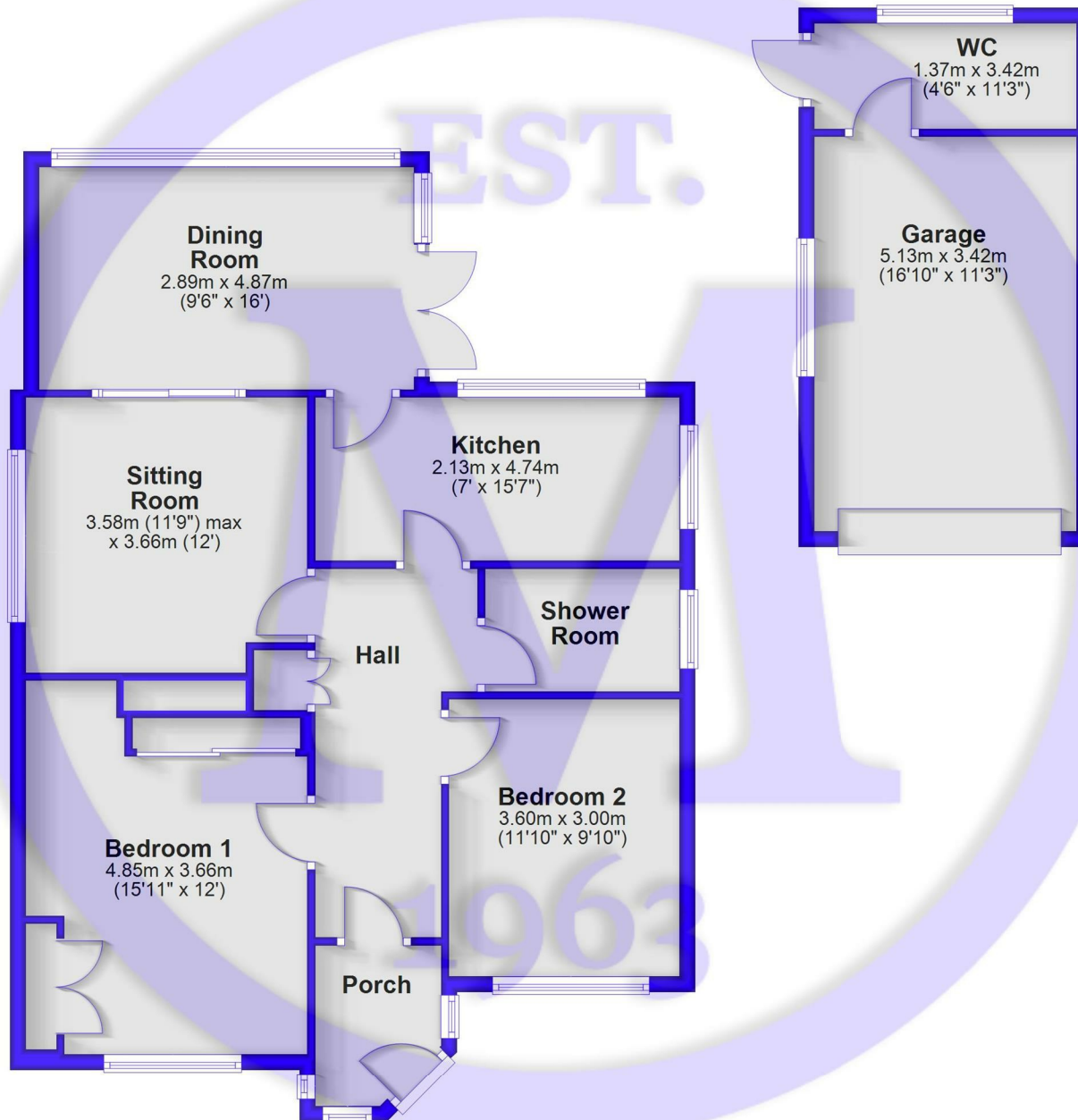
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: D

Floor Plan

Approx. 107.4 sq. metres (1155.7 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 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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