



79, High Ridge Crescent, New Milton, BH25 5BU

£465,000

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*79 High Ridge Crescent
New Milton
Hampshire
BH25 5BU*

An immaculately presented three bedroom, two reception room detached family house set on a superb large plot with a sunny south-westerly aspect to the rear. The property offers excellent scope for extension, if required, subject to any necessary permissions. Other features include a ground floor cloakroom, a modern bathroom, excellent off road parking, and a detached garage. The property is offered with no onward chain.

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



The Property

Entrance hall with a UPVC double glazed front door and stairs to the first floor.

A lovely double aspect sitting room with a feature tiled fireplace with an inset living flame effect gas fire, and an excellent outlook over the rear garden.

Separate dining room with a pleasant outlook over the gardens.

Kitchen fitted with a range of wall and base units, a timber effect worktop, an inset sink unit with a mixer tap, space for a cooker, washing machine, and fridge/freezer, and a UPVC double glazed door to the outside. The kitchen and dining room could be knocked together to create a larger kitchen/dining room, if required.

Ground floor cloakroom fitted with a modern white suite comprising a WC and a washbasin with storage beneath.

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

Three bedrooms, two of which are excellent sized doubles, both with built-in wardrobes. The large master bedroom has ample room to create an en-suite shower room, if required.

Fully tiled family bathroom comprising a panelled bath with a mixer tap, a wash basin with storage beneath, a WC, tiled flooring, and a ladder-style heated towel rail.





Gardens & Grounds

The property sits on a fantastic large plot with the front garden laid mainly to decorative paviour and stone for ease of maintenance. A low brick wall divides it from the pavement. A driveway extends along the side of the property, providing excellent off road parking with space for a caravan or boat, if required, and leads to the detached single garage with an up and over door, power, and light.

Adjoining the rear of the property is a large paved patio area leading to a good sized, well kept lawn with mature borders, all enjoying a sunny south-westerly aspect.

Services

Mains gas, electricity, water and drainage

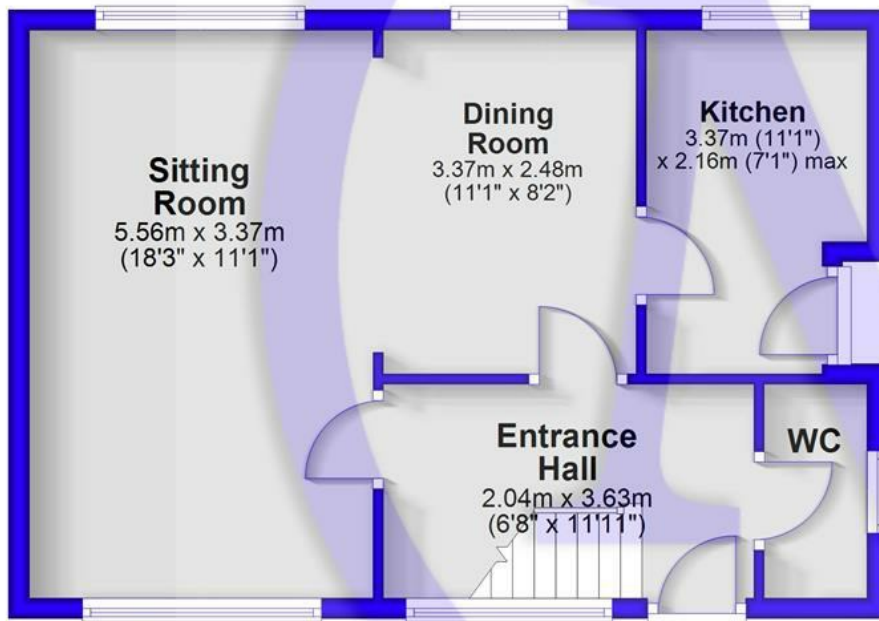
Council Tax Band: E

Energy Performance Certificate (EPC) Rating: D

EST.

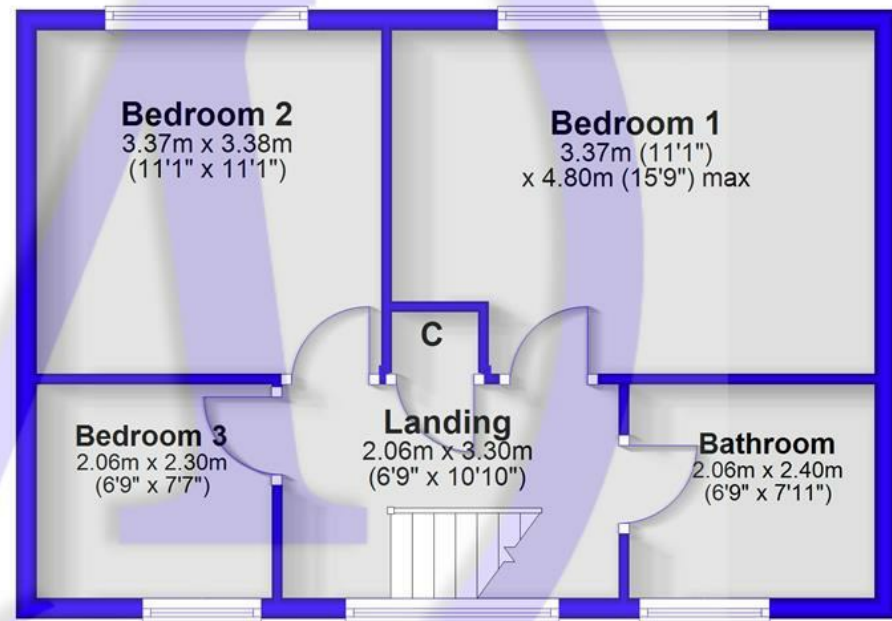
Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



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Total area: approx. 90.5 sq. metres (973.8 sq. feet)



Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated ‘Good’ Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area’s charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.



Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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