



9, Gorsefield Road, New Milton, BH25 5HA

£575,000

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*9 Gorsefield Road
New Milton
Hampshire
BH25 5HA*

This truly stunning three bedroom chalet bungalow is situated in a quiet cul-de-sac, within walking distance of Ballard Lake and New Milton town centre. The property offers bright, modern accommodation, with features including an open plan kitchen/family room, two ground floor bedrooms, two bathrooms, and a sunny south-westerly garden.

- Entrance Porch
- Entrance Hall
- Kitchen/Family Room
- Sitting/Dining Room
- Three Bedrooms
- Utility Room
- Ground Floor Bathroom
- First Floor Landing
- First Floor Double Bedroom
- Study/Games Room



The Property

Entrance porch with two UPVC windows, a radiator, coat hooks, and timber effect flooring that runs through the majority of the ground floor accommodation.

Entrance hall with stairs leading to the first floor landing, and a useful understairs storage cupboard.

The kitchen/family room is particularly spacious, with two sets of double casement doors opening onto the patio and rear garden, a wall mounted TV aerial point, and ample space for furniture. It opens through to the kitchen area, which has a breakfast bar, a stainless steel sink with mixer tap and drainer, a quartz effect worktop, and modern grey wall and base units. Integrated appliances include a five burner gas hob with extractor fan, a glass splashback, an eye level double oven, a tall fridge/freezer, and a dishwasher. A UPVC window provides an outlook over the rear garden.

A door leads into the utility room, fitted with matching units and worktops, a stainless steel sink with mixer tap and drainer, and space with plumbing for an additional tall fridge/freezer, a washing machine, and a tumble dryer. A cupboard houses the modern Glow Worm boiler.

The master bedroom, located on the ground floor, is a generously sized double with ample space for furniture, a front aspect, and plantation shutters.

Bedroom three is currently used as a snug, with a UPVC window overlooking the front, built-in plantation shutters, a TV aerial point, and enough space for a single bed or bed settee.

The family bathroom is beautifully fitted with a suite comprising a wash hand basin with mixer tap and storage beneath, a WC with hidden cistern, a panelled bath with mixer tap and independent thermostatic shower attachments, a glass shower screen, tiled flooring, fully tiled walls, and a chrome heated towel rail.

The first floor landing benefits from a Velux window, allowing plenty of natural light.

Bedroom two, also on the first floor, is a good sized double with a Velux window fitted with a built-in blind, a UPVC window with plantation shutters, and ample space for a double bed and additional furniture.

The home office/playroom features a Velux window, a folding door, and carpeted flooring.

The first floor shower room has been finished to an extremely high standard, with tiled flooring, fully tiled walls, and a suite comprising a WC, a wall hung wash hand basin with mixer tap and storage beneath, a corner shower cubicle with sliding glass doors and thermostatic shower attachments, a UPVC window, and an extractor fan.





Gardens & Grounds

To the front of the property is a shingle driveway providing off road parking for approximately three vehicles and giving access to the store, which features an electric roller door, power, and lighting.

The rear garden is a particular feature of the property, situated on an extremely wide plot with a raised patio area, a bright, sunny south-westerly aspect, and a large storage shed. The remainder of the garden is laid to lawn, enclosed by high level fencing and planting, making it very private and secluded.

A viewing of this property is highly recommended.

Services

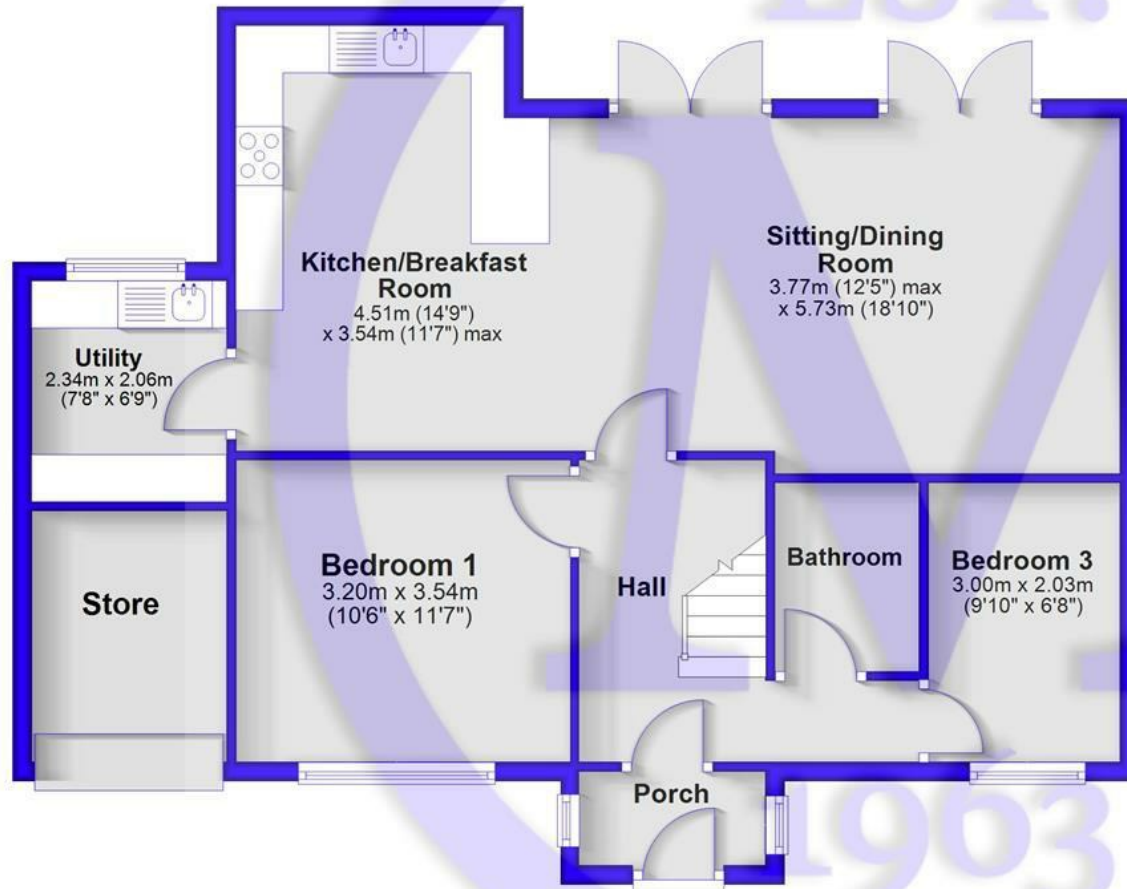
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: C

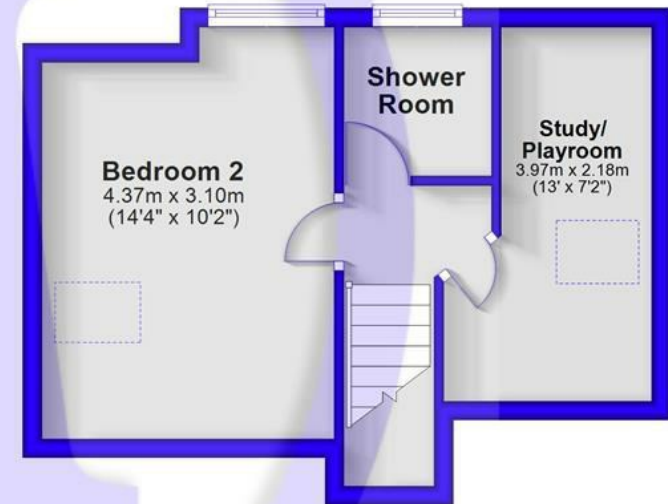
Ground Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



Total area: approx. 105.9 sq. metres (1139.5 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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