



*2, Marley Close, New Milton, BH25 5LL*

*£455,000*

**Mitchells**  
1963 — TODAY



*2 Marley Close  
New Milton  
Hampshire  
BH25 5LL*

A characterful older style three bedroom two reception room detached family house situated in a popular residential location within easy reach of the town centre, mainline railway station and the local schools. The property sits on a good sized plot and offers excellent potential for extension, if required, and other features include an in out driveway, a sunny aspect, a ground floor cloakroom and a garden room.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Garden Room
- Kitchen
- Wet Room
- Landing
- Three Bedrooms
- Bathroom



## The Property

Entrance porch with a part glazed front door.

Entrance hall with stairs to the first floor.

Double aspect sitting room with a feature stone fireplace with an inset living flame gas fire and a lovely private outlook over the rear garden.

Separate dining room with a feature walk in bay window and an outlook over the gardens.

Kitchen fitted with a range of wall and base units with a matching worktop with a timber trim and inset sink unit with a mixer tap over, space for range style cooker and washing machine, part tiled walls, timber effect flooring and an outlook to the front.

Double aspect garden room with timber effect flooring, a UPVC double glazed casement door onto the patio, two built in storage cupboards and a south facing outlook over the gardens.

Ground floor wet room with a level access shower area with a Mira thermostatic control shower, wash basin, WC and storage cupboard.

First floor landing with airing cupboard.

Three first floor bedrooms, two with built in wardrobes.

Fully tiled bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over and glass shower screen and wash basin with storage beneath.

Separate WC.





## *Gardens & Grounds*

The property sits on a good sized corner plot with the front garden having an in and out tarmac driveway accessed via twin timber five bar gates with the a low block wall dividing from the pavement.

Detached garage with up and over door and side access.

Adjoining the property is an area of textured paved patio with the remainder of the large gardens laid mainly to lawn with well stocked and mature borders, ornamental fishpond, mature fruit trees and a sunny southerly aspect.

## *Services*

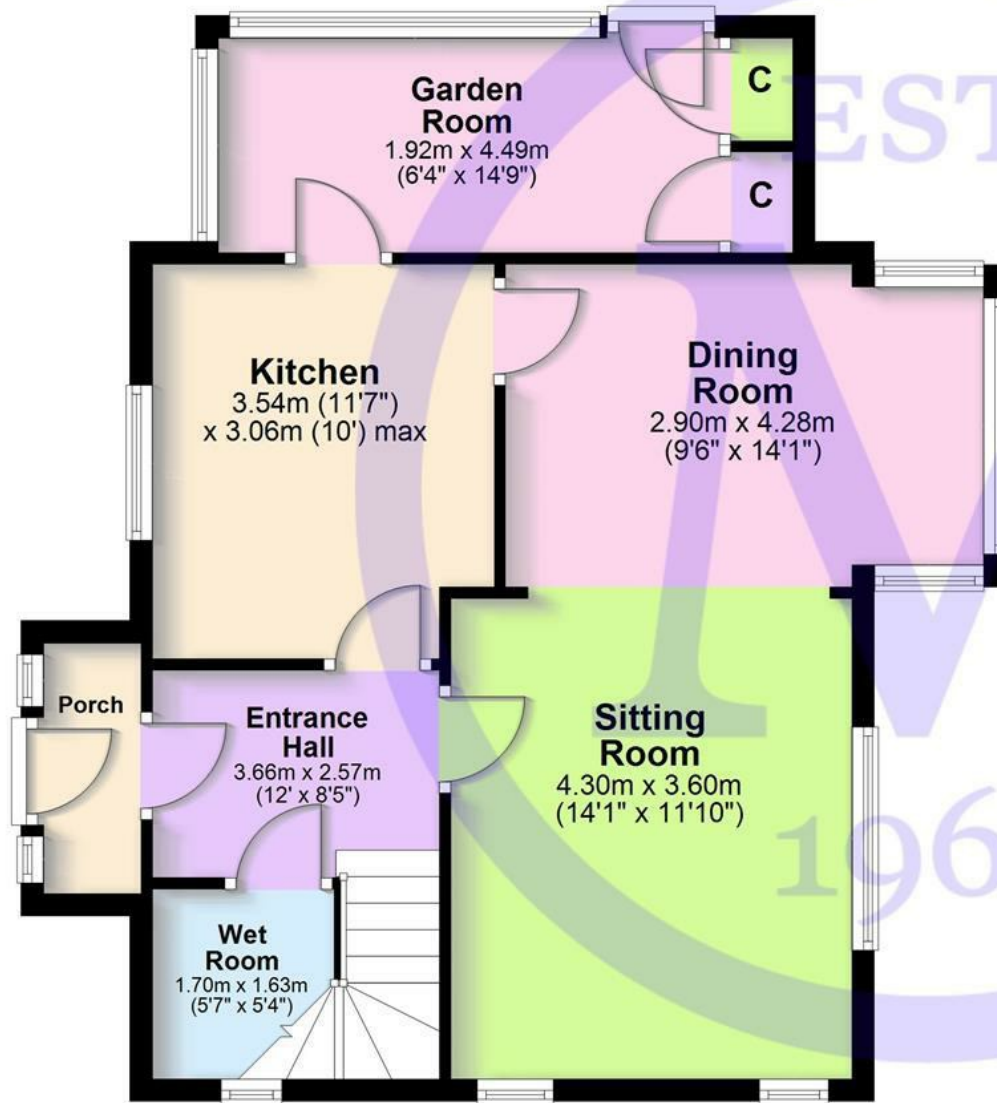
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: D

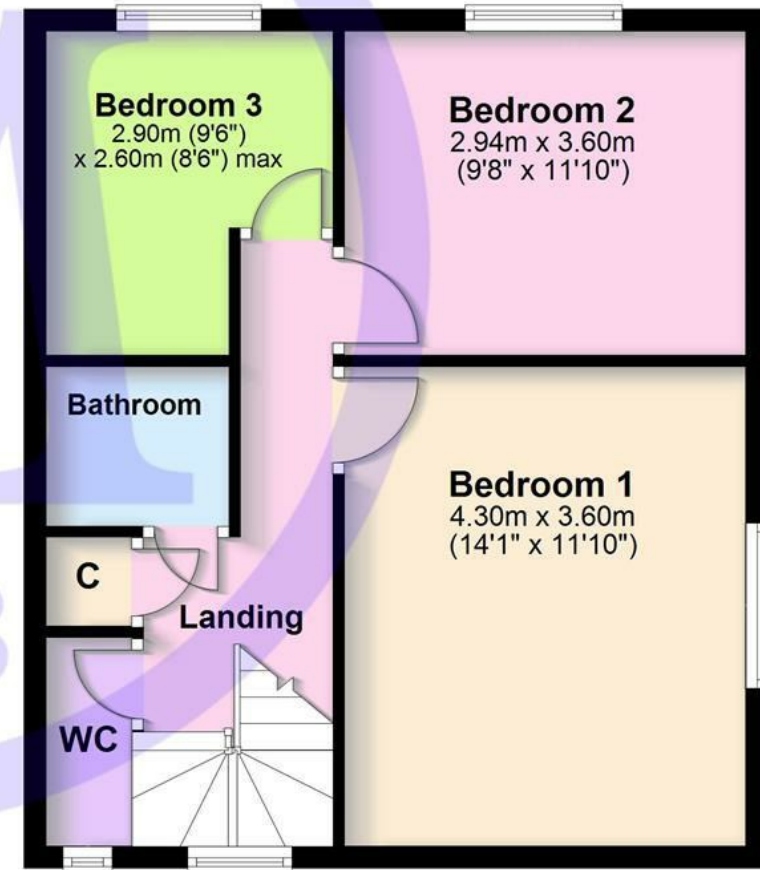
## Ground Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



## First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



2 Marley Close, New Milton



## 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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