

5A Gore Road, New Milton, BH25 6RP

£450,000

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5A Gore Road
New Milton
Hampshire
BH25 6RP

A beautifully refurbished, extended, and remodelled four bedroom detached house, conveniently located within walking distance of New Milton town centre and mainline railway station. The property offers a large, extended sitting/dining room, a modern kitchen/breakfast room, a ground floor shower room, four good sized first floor bedrooms, a modern family bathroom, ample off road parking, a detached double garage, and a private, secluded rear garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Four First Floor Bedrooms
- First Floor Modern Bathroom
- Large Driveway
- Detached Double Garage
- Private & Secluded Rear Garden





The Property

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

Ground floor shower room with a continuation of the timber effect flooring, a UPVC double glazed window, an extractor fan, a radiator, and a suite comprising a WC, a wash basin with a mixer tap over, and a large shower cubicle with waterfall shower attachments and a shower screen.

The sitting/dining room is an impressive size, with modern timber effect flooring, a pleasant triple aspect, and bi-fold doors opening onto the rear garden.

Kitchen/breakfast room with timber effect flooring, a pleasant outlook over the rear garden, an excellent range of modern wall and base units, a contrasting marble effect worktop, a breakfast bar, and a one and a half bowl sink with a mixer tap over and drainer. Further features include a five burner induction hob with an extractor fan over, raised double electric ovens, and integrated appliances including a tall fridge/freezer, an under counter drinks fridge, a washing machine, and a dishwasher.

First floor landing with a radiator and carpeted flooring.

Four good sized bedrooms, with bedrooms one and two being generous double bedrooms. Bedroom four benefits from a double aspect and a hatch with a drop down ladder leading to the loft space, housing the central heating boiler.

Modern family bathroom with timber effect flooring, an extractor fan, shelving, and a suite comprising a WC, a pedestal wash basin, a chrome ladder style heated towel rail, and a panelled bath with a folding shower screen and wall mounted shower attachments.

















Gardens & Grounds

To the front of the property is recently fitted closeboard fencing with a five bar gate, providing privacy. A large tarmac driveway leads to the detached double garage, and a timber garden gate provides access to the rear garden.

The detached double garage measures approximately 5.98m x 5.8m and has two recently fitted up and over doors, power, and light.

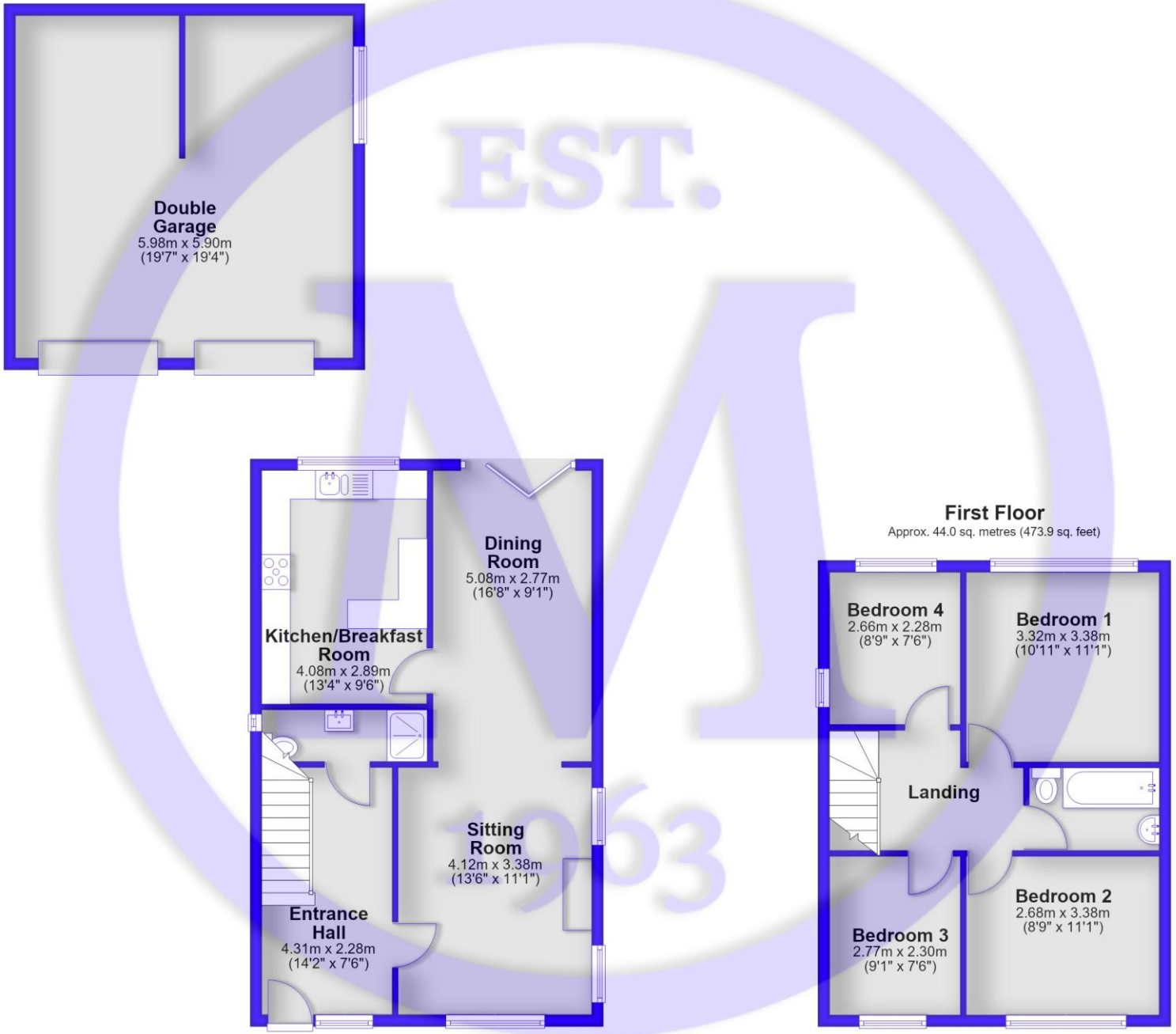
The rear garden enjoys a southerly aspect and an excellent degree of privacy and seclusion. The majority is laid to porcelain paving, with a pathway leading down the side of the property to the front.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: D

Ground Floor

Approx. 89.2 sq. metres (960.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)

Total area: approx. 133.3 sq. metres (1434.4 sq. feet)

Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline.

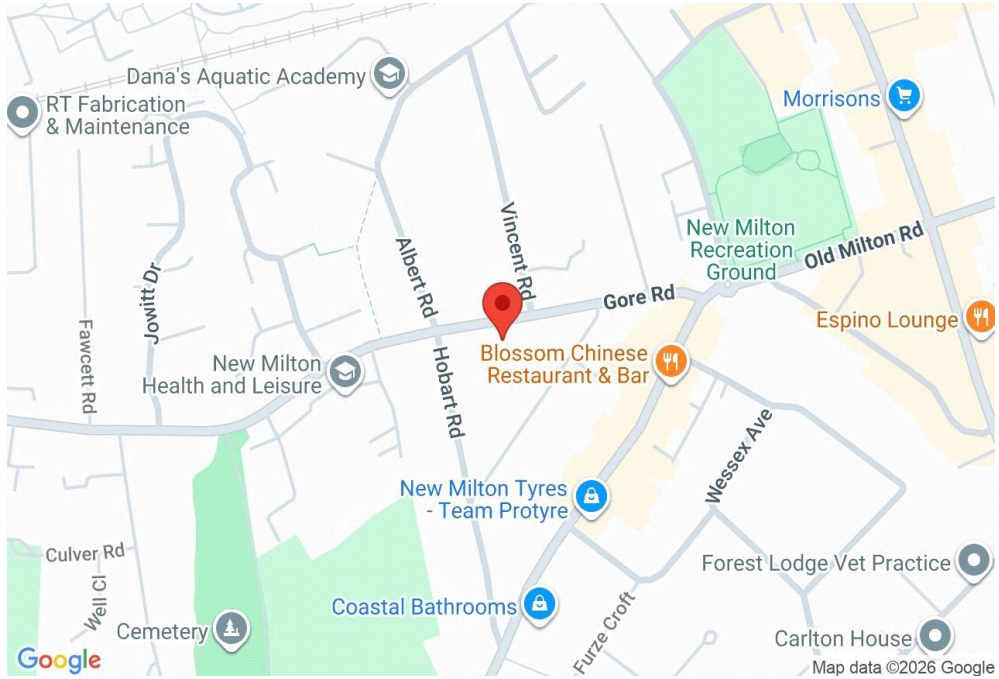
With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors.

The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters.

Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel.

Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.







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