



6 Orey Close, New Milton, BH25 6PP

£319,950

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*6 Oxy Close
New Milton
Hampshire
BH25 6PP*

An immaculately presented three bedroom house situated in a brilliant location within walking distance of New Milton town centre and Barton on Sea clifftop and beach. The property offers a good sized sitting room, a dining room with access to the rear garden, a modern kitchen, a fully tiled bathroom, and three good sized bedrooms. It also features a landscaped rear garden and a garage in a nearby block.

- Freehold House
- Entrance Hall
- Sitting Room
- Dining Room
- Modern Kitchen
- Three Bedrooms
- Bathroom
- Excellent Storage Throughout
- Private & Sunny Rear Garden
- Garage In Nearby Block



The Property

Entrance hall with stairs to the first floor landing and two useful storage cupboards housing the electrical consumer unit and gas meter.

Sitting room with a pleasant double aspect and an inset fireplace.

The sitting room opens into the dining room, which has double casement doors onto the rear garden.

Modern kitchen with part tiled flooring, a tiled splashback, a UPVC double glazed window, recessed ceiling spotlights, a good range of shaker style wall and base units, a timber worktop, a stainless steel sink unit with a mixer tap and drainer, a four burner gas hob with an undercounter double oven, an extractor fan above, space for a tall fridge freezer, and integrated washing machine and slimline dishwasher.

First-floor landing with airing cupboard and hatch to loft space.

Bathroom with tiled flooring, part tiled walls, a UPVC double glazed window, a radiator, and a suite comprising a WC with a hidden cistern, a wash hand basin with mixer tap and storage beneath, and a panel bath with glass shower screen, mixer tap, and shower above.

Bedrooms one and two are both good sized double bedrooms benefiting from fitted wardrobes. Bedroom two is situated at the rear of the property and is currently used as a gym.

Bedroom three would make a good single bedroom and is currently used as a study with a fitted cupboard.





Gardens & Grounds

To the front of the property is an area of landscaped gardens with stone paving and mature shrubs, with a pathway leading to the front door.

In front of the property is an area of lawn with mature shrubs, providing an attractive outlook from the property.

The rear garden is mainly laid to block paving and features flower beds, an area of decking, and a patio adjoining the rear of the property, with a timber gate leading to the residents' parking area and garage.

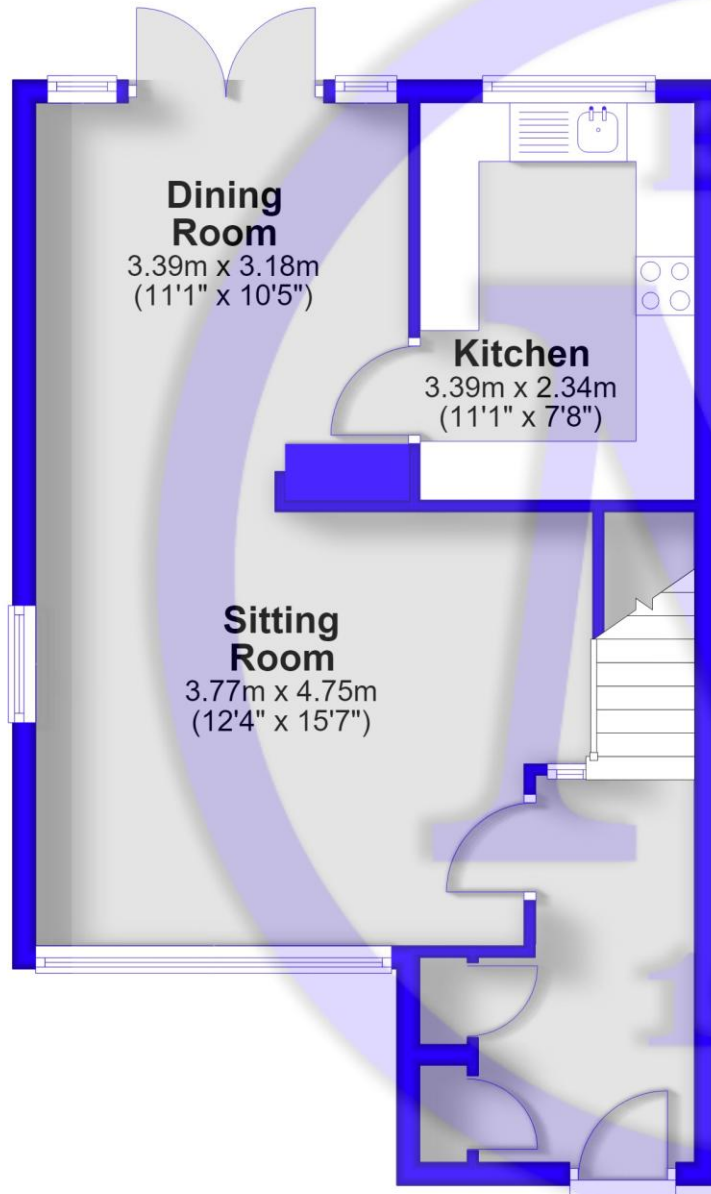
Services

- Mains gas, electricity, drainage and water
- Council Tax Band: C
- Energy Performance Rating: To be confirmed



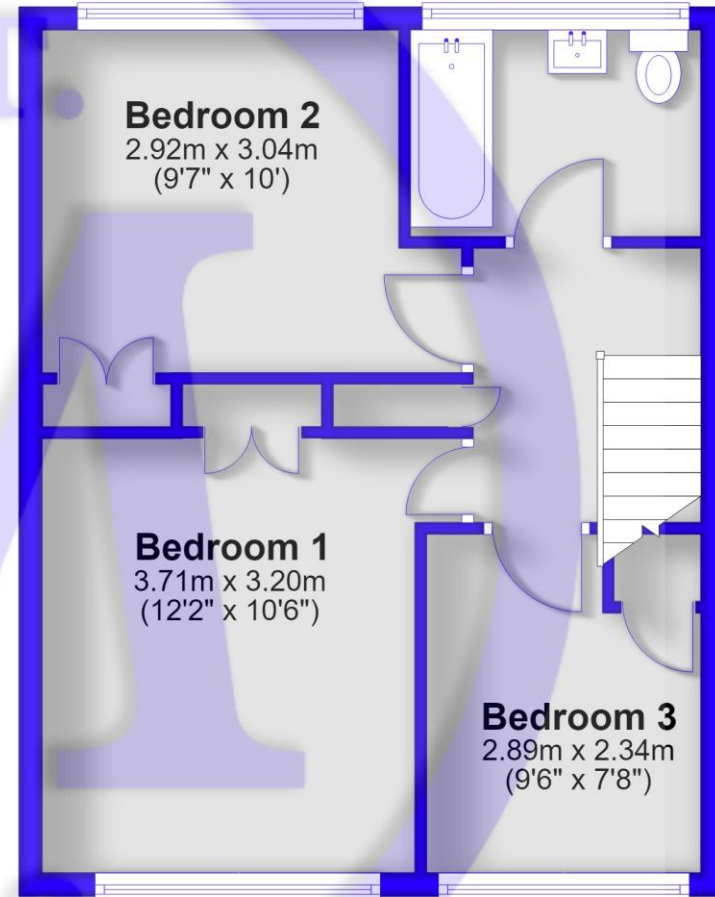
Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)

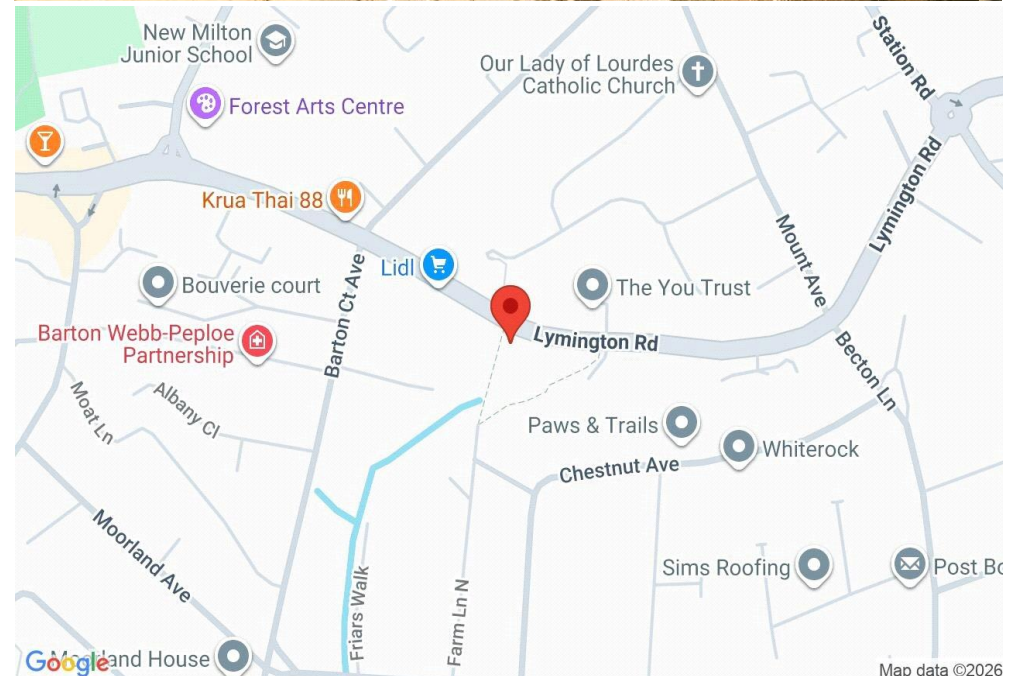


Total area: approx. 84.5 sq. metres (909.9 sq. feet)



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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