

39 Kennard Road, New Milton, BH25 5JT £550,000

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39 Kennard Road
New Milton
Hampshire
BH25 5JT

An extended three bedroom, two reception room character bungalow set on a wider than usual plot, situated in a popular residential location within easy walking distance of New Milton town centre, the mainline railway station, and Ballard Lake. Other features of the property include a superb large UPVC double glazed conservatory, private gardens with a sunny rear aspect, a dressing room and en-suite shower room to the master bedroom, a detached double garage with a workshop to the rear, and no forward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Three Double Bedrooms
- Bathroom
- Cloakroom
- Dressing Room
- En-Suite Shower Room
- Double Garage
- Off Road Parking
- Private Gardens





The Property

Entrance hall with a UPVC double glazed front door, a trap to the roof space, and an airing cupboard.

Double aspect sitting room with an attractive brick fireplace, a tiled mantel and hearth, and an open fire.

Superb large conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched solid roof, a triple aspect, timber effect flooring, and twin casement doors onto the patio and rear garden.

Separate dining room with timber effect flooring, a recessed wood burning stove, a timber mantel, a slate hearth, and a UPVC double glazed bay window.

Kitchen fitted with a range of timber wall and base units, a contrasting worktop, an inset one and a half bowl sink unit with a mixer tap over, a UPVC double glazed door to outside, an outlook over the rear garden, and space for a washing machine, slimline dishwasher, and tall fridge/freezer. Integrated appliances include a double electric oven, a five burner gas hob, and an extractor fan.

Three double bedrooms, two with feature UPVC double glazed bay windows. The master bedroom benefits from a good sized dressing room and a spacious en-suite shower room comprising a large shower cubicle, a wash basin, a WC, fully tiled walls, and tiled flooring.

Fully tiled bathroom comprising a panelled bath with an independent Mira shower over, and a wash basin.

Separate WC.

















Gardens & Grounds

The property sits on a wider than usual plot with twin timber gates providing access to a shingled driveway, offering off road parking for a number of vehicles, with the remainder laid mainly to lawn.

Twin wrought iron gates provide side access and lead to the detached double garage with an electrically operated door and a workshop to the rear.

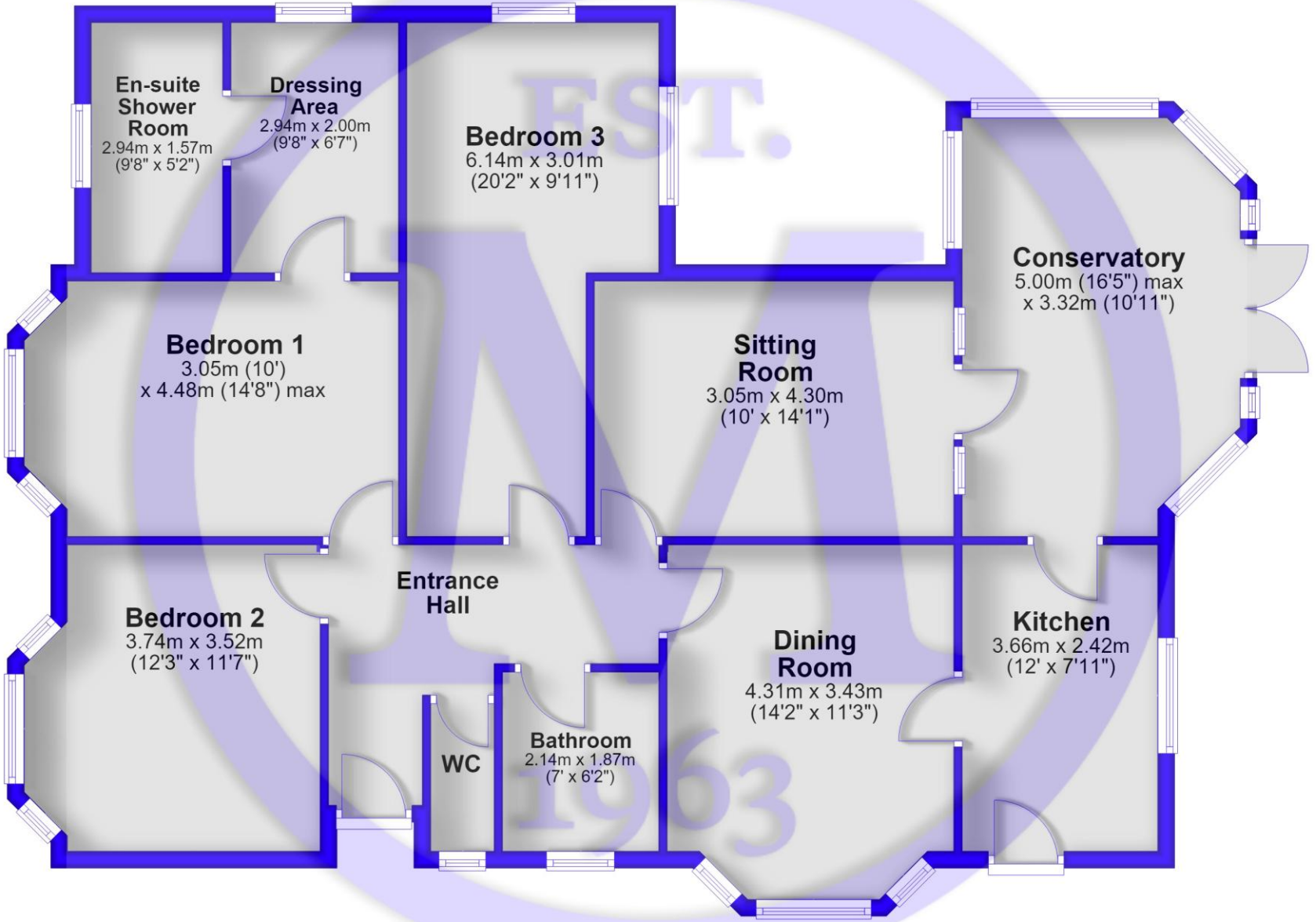
Adjoining the rear of the property is an area of paved patio, with the remainder laid mainly to lawn, mature flower and shrub borders, all enjoying a sunny southwesterly aspect and a good degree of privacy and seclusion.

Services

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

Floor Plan

Approx. 120.8 sq. metres (1300.0 sq. feet)



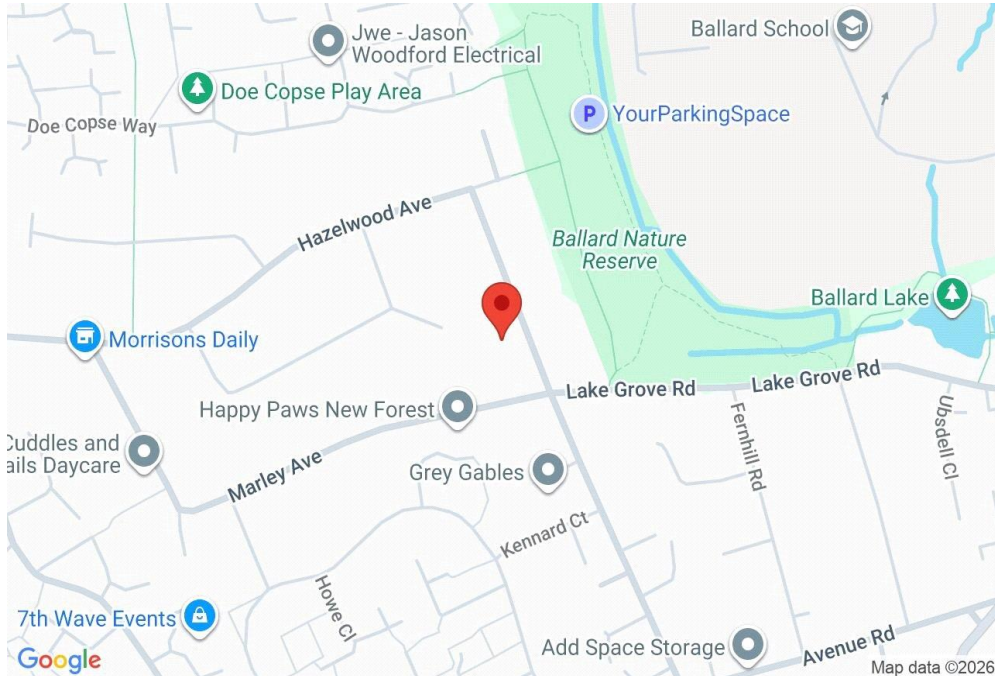
Total area: approx. 120.8 sq. metres (1300.0 sq. feet)

39 Kennard Road, New Milton

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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