



12 Caslake Close, New Milton, BH25 6PU

£309,950

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*12 Caslake Close
New Milton
Hampshire
BH25 6PU*

A rare opportunity to purchase this conveniently located three bedroom house within easy reach of New Milton town centre and Barton on Sea clifftop. The property is offered with no forward chain and benefits from a spacious sitting/dining room, a separate kitchen, a conservatory opening onto the rear garden, a ground floor cloakroom, three good sized bedrooms, a family bathroom, a private rear garden, and a driveway leading to the garage.

- Freehold Three Bedroom House
- Spacious Sitting/Dining Room
- Kitchen
- Conservatory
- Ground Floor Cloakroom
- Three Good Sized Bedrooms
- Family Bathroom
- Private Rear Garden
- Driveway
- Garage
- No Forward Chain



The Property

Entrance porch with meter cupboard, UPVC double glazed windows, and a door.

Entrance hall with stairs to the first floor landing and a door leading to the cloakroom, which has tiled walls, a wall mounted electrical consumer unit, a UPVC double glazed window, and a wash hand basin.

The sitting room is a generous size, with access to the understairs storage cupboard, a feature fireplace, and a pleasant outlook over the front.

This opens through to the dining room, with sliding doors onto the conservatory, and also provides access to the kitchen.

Kitchen with a great range of wall and base units, a contrasting marble effect worktop, tiled walls, a four burner gas hob with an extractor fan over and an under counter oven, a one and a half bowl stainless steel sink with a mixer tap over and drainer, a cupboard housing the Glow Worm central heating boiler, and space for a washing machine and under counter fridge.

Conservatory with UPVC double glazing, a door leading to the rear garden, power, and light.

First floor landing with airing cupboard housing the hot water cylinder and hatch to the loft space with drop down ladder. The loft is part boarded and insulated.

All three bedrooms are a good size, with bedrooms one and two being generous double bedrooms. All bedrooms have a range of fitted storage and UPVC double glazed windows.

Family bathroom with tiled walls, a UPVC double glazed window, carpeted flooring, and a suite comprising a panel bath with a mixer tap over and hand held shower attachments, a WC, and a pedestal wash hand basin with a mixer tap over.





Gardens & Grounds

To the front of the property is a block-paviour driveway leading to the garage. The garage has recently had a new up and over door fitted and benefits from power and light. The remainder of the front garden is laid with paving and some shrubs, with a timber garden gate to the side.

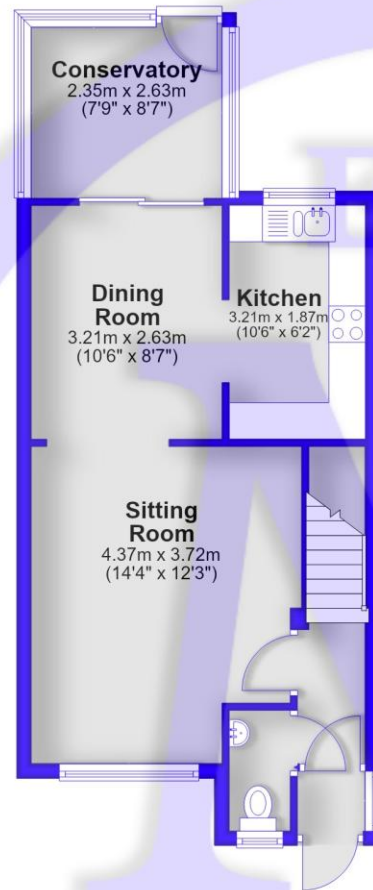
The rear garden has been landscaped for ease of maintenance, with the majority laid to paved patio and block paving. There is a good selection of mature shrubs and hedges, and a timber garden shed with power.

Services

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

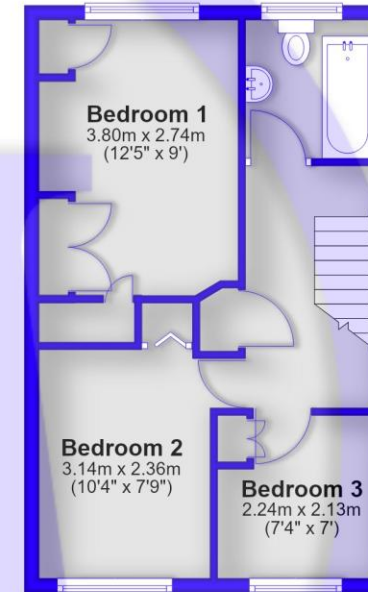
Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.8 sq. feet)

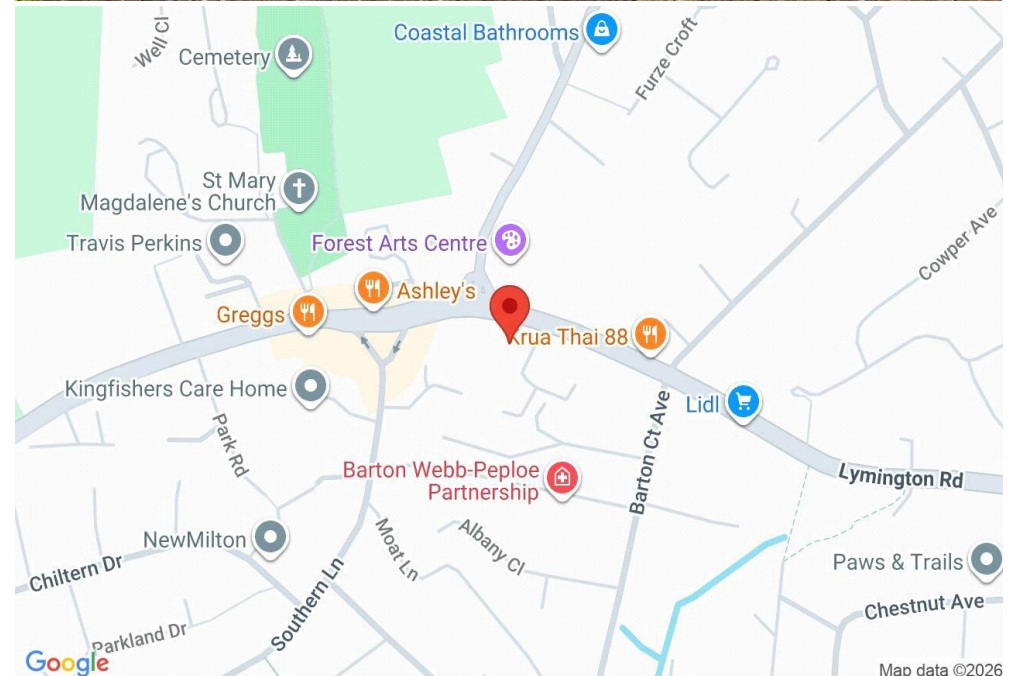


Total area: approx. 91.0 sq. metres (979.7 sq. feet)



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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