

38 ASHDOWN WALK  
NEW MILTON, HAMPSHIRE, BH25 6TX







# 38 ASHDOWN WALK

New Milton, Hampshire, BH25 6TX

A beautifully refurbished three bedroom semi-detached house that is ideally situated a short walk from New Milton town centre and the local schools. The property has gone through an extensive refurbishment program and is now offered in stunning order throughout and features include an open plan kitchen/living area, a ground floor cloakroom, a garden room/playroom, two double bedrooms, a luxury bathroom, a driveway and garage.

- Entrance Hall
- Open Plan Living Area
- Kitchen
- Ground Floor Cloakroom
- Garden Room/Playroom
- Three Bedrooms
- Family Bathroom
- Driveway
- Garage in Nearby Block
- Garden
- No Forward Chain



£379,950

## The Property

Entrance hall with laminate style flooring, central heating thermostat and stairs to first floor landing

Ground floor cloakroom fitted with a modern white suite comprising of a wall hung wash hand basin with tiled splash back, WC, radiator, electrical consumer unit and UPVC window

The open plan living area is a particular feature of the property being extremely bright and airy, has a continuation of the laminate style flooring, fireplace with brick surround and timber mantle, bay window to the front, TV aerial point and opening through to a dining area with ample space for a six to eight seater table and chairs, sliding patio doors through to the garden/playroom and also opens into the newly fitted kitchen

The kitchen has a fantastic range of white gloss wall and base units with a contrasting granite effect worktop, tiled splash back, large understairs storage cupboard which has been fully shelved, UPVC window, stainless sink with mixer tap over and drainer, integrated dishwasher, double oven, four burner gas hob, extractor fan, space and plumbing for washing machine, space for American style fridge freezer and wall mounted boiler

The garden/playroom is constructed with a dwarf cavity brick wall, UPVC windows, insulated roof, insulated flooring, power and lighting and has a sliding patio door onto the patio and rear garden

On the first floor are three bedrooms, two of which are generous doubles, both benefitting from built in wardrobes with the main bedroom having a hatch to the roof space

First floor landing has the airing cupboard with shelving and hot water cylinder

Luxury family bathroom which has been finished to an extremely high standard has a panel bath with mixer tap over and shower attachment, WC, wash hand basin with storage beneath, mirror with built in light and shaver point, heated towel rail and UPVC window







## Gardens & Grounds

To the front of the property is a stone driveway giving ample off-road parking for two vehicles and pathway leading to the front door. The rear garden has been re-landscaped with two areas of patio, a large area of shingle, lawn and a raised bed. There is an outside tap and a side gate for access. The rear garden has a bright and sunny westerly aspect.

## Services

Mains gas, electric, drainage and water

Council Tax Band D

Energy Performance Rating D Current 62 Potential 80



## Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



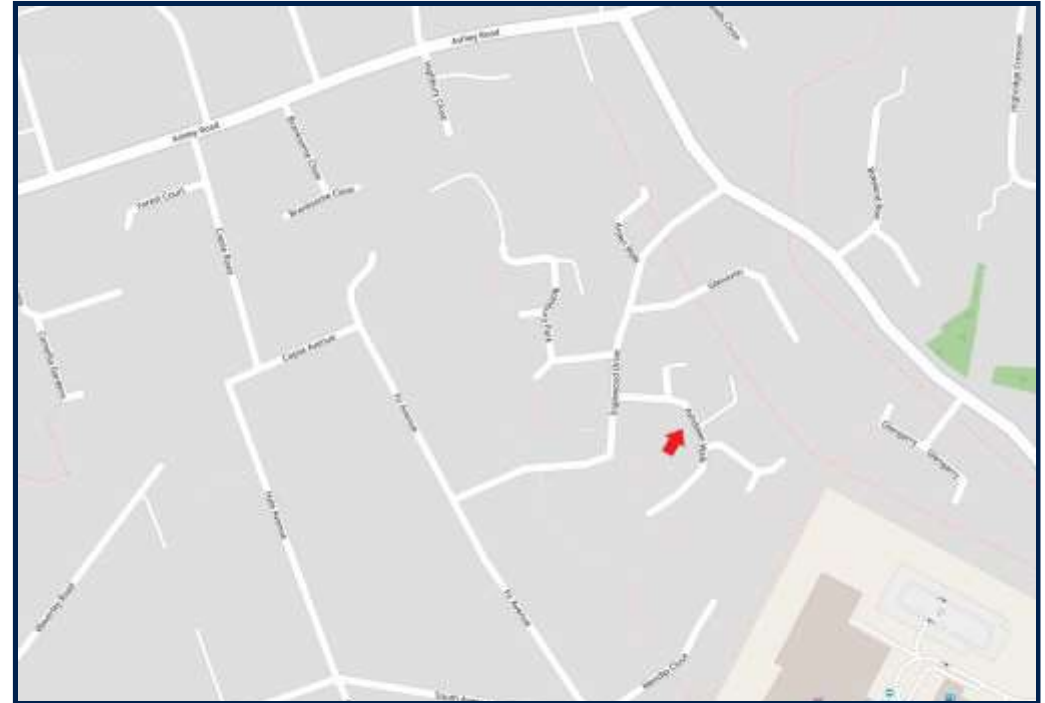
Total area: approx. 81.1 sq. metres (873.2 sq. feet)

"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser."

Plan produced using PlanUp.

**38 Ashdown Walk, New Milton**



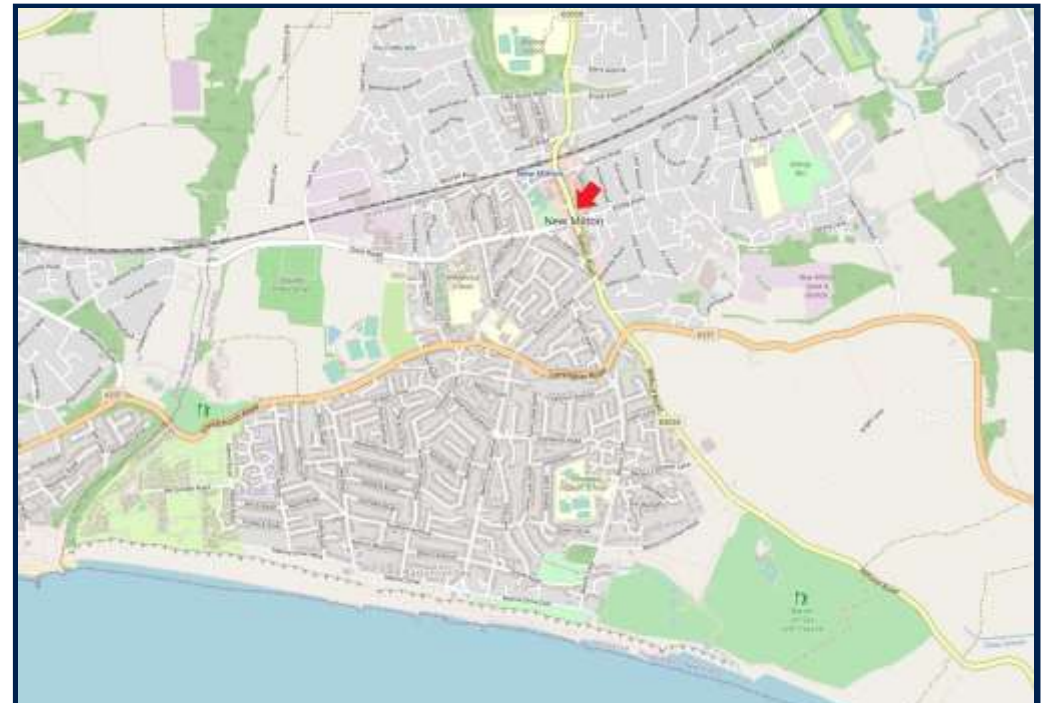


## Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

## Directions

From Mitchells continue straight over the traffic lights into Ashley Road. Continue through the next set of traffic lights and take the fifth turning right into Caird Avenue. Take the first turning right into Inglewood Drive, second left into Ashdown Walk where the property will be found after a short distance on the right hand side.





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