



HAYWARD FOX
PRICE: £699,950

POLLINGFOLD, 9 HALE AVENUE, NEW MILTON, HAMPSHIRE, BH25 6EZ





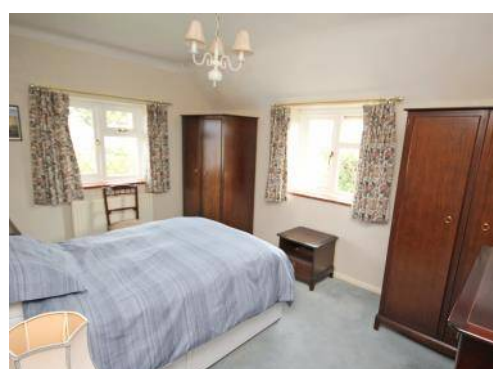
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AN IMPOSING FOUR BEDROOM DETACHED CHARACTER HOUSE SET IN GOOD SIZE ESTABLISHED GARDENS WITHIN A SHORT WALKING DISTANCE OF THE TOWN CENTRE. AN INTERNAL INSPECTION IS RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY.

COVERED ENTRANCE. ENTRANCE PORCH. RECEPTION HALL. CLOAKROOM. GOOD SIZE SITTING ROOM. SEPARATE DINING ROOM. KITCHEN. CONSERVATORY/GARDEN ROOM. UTILITY ROOM. FIRST FLOOR LANDING. FOUR BEDROOMS. MAIN BATHROOM AND SEPARATE SHOWER ROOM. ATTACHED DOUBLE GARAGE. OFF ROAD PARKING. WELL TENDED MATURE GARDENS

Appointments must be made via the Vendors Agents **Hayward Fox**

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THE ACCOMMODATION IN DETAIL: (all measurements are approximate)

COVERED ENTRANCE:
Leaded light front door to:

ENTRANCE PORCH:
Further door to:

RECEPTION HALL: Tiled flooring, radiator, two UPVC double glazed windows, door to:

CLOAKROOM: Comprising pedestal wash basin with mixer taps, low level wc., radiator, inset shelving, window overlooking front aspect.

SITTING ROOM: 22'3" x 18' (6.78m x 5.49m) narrowing to 10' (3.05m) Feature stone fireplace with inset log burning stove, raised hearth and adjoining seat with storage, two radiators, UPVC double glazed window over looking the side aspect, further UPVC double glazed casement doors opening to rear covered veranda overlooking the rear gardens.

DINING ROOM: 14'6" x 8'10" (4.42m x 2.69m) excluding recess. Beamed ceiling, radiator, UPVC double glazed window overlooking the rear garden.

KITCHEN: 11'4" x 10'9"(3.45m x 3.28m) maximum measurements:
Comprising bowl and a third single drainer sink unit with mixer taps, range of work surfaces incorporating breakfast bar with drawers and cupboard below, space for gas cooker, range of matching wall mounted units, walk in larder cupboard, radiator, tiled flooring, space and plumbing for dishwasher and further fridge, serving hatch to dining room, UPVC double glazed window overlooking side aspect, archway through to additional kitchen area comprising working surfaces with drawers and cupboards below, floor mounted storage cupboard, tiled flooring, UPVC double glazed window and door to:

REAR CONSERVATORY/GARDEN ROOM: 14'11" x 12'7" (4.55m x 3.84m) narrowing to 7'2" (2.18m)
Impressive room with tiled flooring, radiator, UPVC windows and double opening doors to the rear garden, further door to:

UTILITY ROOM: 7'2' (2.18m') x 6'5" (1.96m)
Comprising single bowl single drainer sink unit with mixer tap, work surfaces with cupboards below, space and plumbing for washing machine and further space for dryer, wall mounted Potterton gas fired central heating boiler, space for upright fridge/freezer, tiled flooring, personal door to garage.

Stairs from entrance hall, lead to:

FIRST FLOOR LANDING: Large walk in airing cupboard housing hot water cylinder, radiator, hatch to loft space.

BEDROOM ONE: 13'5" (4.09m) x 10'1" (3.07m) Radiator, UPVC double glazed windows overlooking side and front aspect.

BEDROOM TWO: 11'4" (3.45m) x 10'7" (3.23m) Recessed shelving, radiator, UPVC double glazed window overlooking side aspect.

BEDROOM THREE: 10'5" (3.18m) x 9'11" (3.02m) Radiator, UPVC double glazed window overlooking rear garden.

BEDROOM FOUR: 9'0 (2.74m) x 7'7 (2.31m) Radiator, UPVC overlooking rear garden.

BATHROOM: Being part tiled and comprising pedestal wash hand basin, low level wc, bath with mixer tap and shower attachment, radiator, obscure UPVC double glazed window overlooking side aspect.

SHOWER ROOM: Being part tiled and comprising pedestal wash hand basin with mixer tap, low level wc., tiled shower cubicle with separate shower over, heated ladder style towel rail, obscure double UPVC double glazed window overlooking side aspect.

OUTSIDE:
The property has a good size frontage approached via a five bar gate borderd by mature hedging. The gardens are laid predominately to lawn with well stocked mature shrub and flower borders. Paviour driveway with outside lighting leads to:

DOUBLE GARAGE: 17'5" (5.31m) x 17'4' (5.28m') maximum measurement. With electronically operated up and over door, power and lighting, personal doors to the utility room and front of the property,

There is an area of side garden, laid to lawn with pathway and raised borders leading to the:

EPC RATING: D

REAR GARDEN: Being a particular feature of the property with a westerly aspect, extremely well stocked and enclosed by hedging and fencing. Good size area of shaped lawn interspersed with mature shrub and flower borders. There is a paved patio terrace extending the left hand side of the property providing a lovely sitting out area. Further rockery. Timber garden shed.