



Orchard Cottage New Lane, New Milton, Hampshire. BH25 5TD

£1,115,000



Ross Nicholas & Company Limited

9 Old Milton Road, New Milton. Hampshire.

BH25 6DQ

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An individual four bedroom detached bungalow with one bedroom annexe, extensive gardens and paddocks with stables set in grounds in excess of two acres. Located in a semi-rural peaceful setting but convenient for New Milton Town Centre.



ENTRANCE HALL (13' 0" x 4' 8") or (3.96m x 1.42m)

Accessed via UPVC double glazed door. L shaped, coved and smooth finished ceiling with numerous ceiling downlights, access to loft via roof hatch. Attractive tiled flooring, double panelled radiator, power points, wall light, attractive Oak veneered internal doors. Door provides access to:

SITTING ROOM (28' 2" x 12' 0") or (8.58m x 3.67m)

Coved and smooth finished ceiling, ceiling light, UPVC double glazed window facing the rear aspect and sliding patio doors providing access to the Conservatory and view of the garden. Additional double panelled radiator with independent thermostat, power points, attractive brick fireplace surround with inset electric log effect fire. TV aerial point, satellite connection point and telephone point. Second ceiling light and half glazed door provides access to:

KITCHEN/BREAKFAST ROOM (20' 10" x 14' 4") or (6.34m x 4.38m)

Stunning room with vaulted ceiling, Velux window flooding the kitchen with natural light with large UPVC double glazed window overlooking garden aspect. Double glazed door provides access to Conservatory with a stable door providing access to utility room. Tiled flooring, range of eye level and floor mounted kitchen units in a wood effect finish with Granite working surfaces with matching upstands with Britannia Range style stainless steel cooker with ceramic five ring hob. Stainless steel splashback, full size extractor above with large single oven and grill beneath. Cutlery drawers, pan drawers, recess for fridge/freezer. Matching dining room table and chairs with Granite table top. Belfast style sink with monobloc mixer tap. Full size Neff dishwasher. Telephone point, numerous power points, recessed ceiling downlights.

CONSERVATORY (16' 1" x 15' 5") or (4.91m x 4.69m)

Stunning UPVC double glazed Conservatory sitting on a cavity brick wall plinth with Victorian double glazed glass roof with ceiling light and fan. Numerous window openers, two sets of double opening casement doors onto garden and patio. Large double panelled radiator with independent thermostat. Fully tiled flooring, TV aerial point, air conditioning unit, power points, low voltage soffit lighting.

UTILITY ROOM (17' 11" x 6' 8") or (5.47m x 2.02m)

Under a Victorian style UPVC double glazed roof flooding the area with natural light with space and plumbing for automatic washing machine and tumble dryer. Double opening storage cupboards and low level base unit with roll top work surface above and light above. Tiled flooring, UPVC double glazed window with matching side screen with window overlooking front driveway. Double glazed door with window provides access to rear garden. Door to double garage.

DOUBLE GARAGE (19' 3" x 16' 11") or (5.86m x 5.15m)

Sectional up and over door under a pitched and tiled roof access to the oil fired central heating boiler and pressurised hot water cylinder with multi-glazed door providing access to undercover storage area. Power points, safety trip fuse box.

CLOAKROOM (11' 1" x 5' 7") or (3.38m x 1.71m)

Ceiling light, smooth finished ceiling, UPVC double glazed windows facing rear aspect. Space and plumbing for additional washing machine and venting for tumble dryer. Low level WC, pedestal wash hand basin with monobloc mixer tap, vanity unit beneath with wall mounted mirror above. Heated chrome effect towel rail with independent thermostat, tiled flooring.

BEDROOM 1 (14' 4" x 11' 5") or (4.37m x 3.48m)

Coved and smooth finished ceiling, ceiling light, UPVC double glazed window facing front aspect, power points, double panelled radiator with independent thermostat, provisions for wall mounted TV with power point and TV connection point. Double opening doors provide access to walk-in wardrobe which measures 1.82m x 1.66m with two ceiling downlights, fitted shelving and hanging space within. Tiled flooring, door from main bedroom provides access to:

EN SUITE SHOWER ROOM (8' 0" x 5' 6") or (2.45m x 1.67m)

Coved and smooth finished ceiling, ceiling extractor, LED ceiling downlights, opaque UPVC double glazed window facing side aspect, full size shower cubicle with glazed shower screen, tiling to full height. Low level WC with push button flush, oversized wash hand basin with pop-up waste and tiled splash back, illuminated mirror above with vanity unit beneath, heated towel rail. Tiled flooring.

BEDROOM 2 (10' 8" x 12' 0") or (3.26m x 3.65m)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect. Double panelled radiator with independent thermostat, TV aerial point, power points.

BEDROOM 3 (12' 3" x 10' 8") or (3.73m x 3.26m)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect, power points, double panelled radiator with independent thermostat.

BEDROOM 4 (11' 11" x 8' 10") or (3.63m x 2.69m)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect. Radiator with independent thermostat, TV aerial point, power points.



BATHROOM (9' 11" x 8' 10") or (3.01m x 2.70m)

Modern white suite comprising larger than average shower cubicle with wall mounted shower mixer controls with adjustable shower attachment. Recess for soaps and shower gels, wall mounted wash hand basin with vanity unit beneath and pop-up waste. Back-lit mirror above which is heated and has shaver point. Wall mounted storage cupboard. Low level WC with push button flush. Double ended bath with pop-up waste and monobloc mixer tap, wall mounted radiator/towel rail. Fully tiled walls and flooring.

ANNEXE

Located in the rear garden and adjoins the property and garage and can be accessed from the front driveway via the main bungalow utility room or walking around the property via the foot path and side gate. UPVC double glazed door provides access to:

LIVING ROOM (18' 9" x 16' 2") or (5.71m x 4.94m)

Smooth finished ceiling, numerous LED downlights, smoke detector, double opening French doors to garden and double glazed window facing rear garden aspect. Double panelled radiator with independent thermostat, laminate style wood flooring and room continues to provide access to Open Plan Kitchen.

KITCHEN AREA (11' 9" x 6' 7") or (3.59m x 2.01m)

White fronted units with wood grain effect working surfaces. Space for under counter fridge, single bowl sink unit with monobloc mixer tap, power points. Continuation of laminate flooring, Honeywell central heating thermostat, door to bedroom and door to bathroom.

BEDROOM (14' 9" x 9' 1") or (4.49m x 2.78m)

Four ceiling downlights, UPVC double glazed window overlooking rear garden aspect with radiator beneath with independent thermostat, power points.

SHOWER ROOM (6' 7" x 6' 7") or (2.01m x 2.01m)

Four LED ceiling downlights, ceiling extractor, opaque UPVC double glazed window, fully tiled walls and flooring. Full size shower cubicle with glass shower screen, Aqualisa thermostat shower mixer control with adjustable shower attachment. Recess for shower shower gels, wash hand basin with vanity unit and monobloc mixer tap with wall mounted back-lit mirror above. Low level WC with push button flush, heated towel rail.

UNDERCOVER CANOPY

There is a link between the garage and the annexe which creates an undercover weatherproof area ideal for storing garden furniture or for outside catering area. Two ceiling strip lights, connecting door to garage, outside Belfast sink with hot and cold taps, outside water tap.

OUTSIDE

A five bar gate provides vehicular access to an extensive gravel drive providing excellent off road parking with additional hard standing in front of the double garage. Front driveway is illuminated by numerous outside lights with pathway leading to main front door entrance and continues to provide access to additional gate which leads to the adjoining paddocks. Front garden is enclosed by close boarded fencing supported by concrete posts, the garden is laid to lawn with the oil tank located to one corner.

Paddock

The Paddocks are located to the side and rear of the property and benefit from an L shaped stable block with three stables of timber construction sitting on a concrete base. The stables measure 3.64m x 3.62m, 5.08m x 3.52m. 3.61m x 3.52m Paddocks are enclosed by a mixture of wire and two post rail fencing or evergreen hedging. The property is located in a peaceful setting away from any major roads. Additional metal gate provides access to a secondary paddock which is located directly behind the property and a further gate provides access to the garden of the main property.

REAR GARDEN

Patio flagstone paving and gravel areas adjoin the property which then continues to provide access to the Annexe. The garden is laid to lawn enclosed by three rail post fencing with wire mesh providing open aspect and view over the adjoining paddocks. Outside lights, outside power points.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane. Continue until reaching Bashley Cross Roads and turn left at the roundabout into Bashley Cross Roads then take the second turning right into New Lane.

Services


This property has the following services:

BUYERS NOTE

Require a survey? Visit our website www.rossnicholas.co.uk for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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