



*19, Derwent Road, New Milton, BH25 5HY*

*£460,000*

**Mitchells**  
1963 — TODAY



*19 Derwent Road  
New Milton  
Hampshire  
BH25 5HY*

One of the popular three/four bedroom detached chalet style properties, situated in a peaceful residential location within easy reach of New Milton town centre and the open forest of the New Forest National Park. Other features include a private west facing rear garden, a ground floor bedroom four/home office, an en-suite shower room to the master bedroom, a large double aspect sitting/dining room, and direct access onto the green at the rear.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Ground Floor Bedroom Four/Study
- Three First Floor Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage & Off Road Parking
- Private Gardens



## The Property

Entrance hall with a part-glazed front door and stairs leading to the first floor.

Superb large double aspect sitting/dining room with twin casement doors opening onto the patio and rear garden.

Ground floor bedroom four/home office with a storage cupboard and an outlook to the front.

Kitchen fitted with a range of pine wall and base units, a contrasting light worktop, and an inset one and a half bowl sink unit with a mixer tap. Integrated appliances include a double electric oven, gas hob, and extractor. There is space for a fridge and a washing machine, along with tiled flooring, part-tiled walls, a casement door to the outside, and a private outlook over the rear garden.

Ground floor cloakroom fitted with a white suite.

First floor landing with a trap door to the roof space.

Three first floor bedrooms, all with built-in storage, the master bedroom benefiting from a fully tiled en-suite shower room fitted with a white suite comprising a corner shower cubicle, a wash basin, a WC, a chrome ladder style heated towel rail, and recessed ceiling spotlights.

Family bathroom fitted with a white suite comprising a roll-top bath with a mixer tap and shower attachment, a wash basin, a WC, tiled flooring, recessed ceiling spotlights, and a chrome ladder style heated towel rail.



## Gardens & Grounds

The property sits on a mature, private plot with the front garden laid mainly to lawn. A tarmac driveway provides off road parking for two vehicles and leads to the attached single garage, which has an up and over door, power, and lighting.

The rear garden is laid mainly to lawn, with mature hedging providing privacy. A textured paved patio area adjoins the rear of the property, all enjoying a sunny westerly aspect and direct access onto the green behind.



## Services

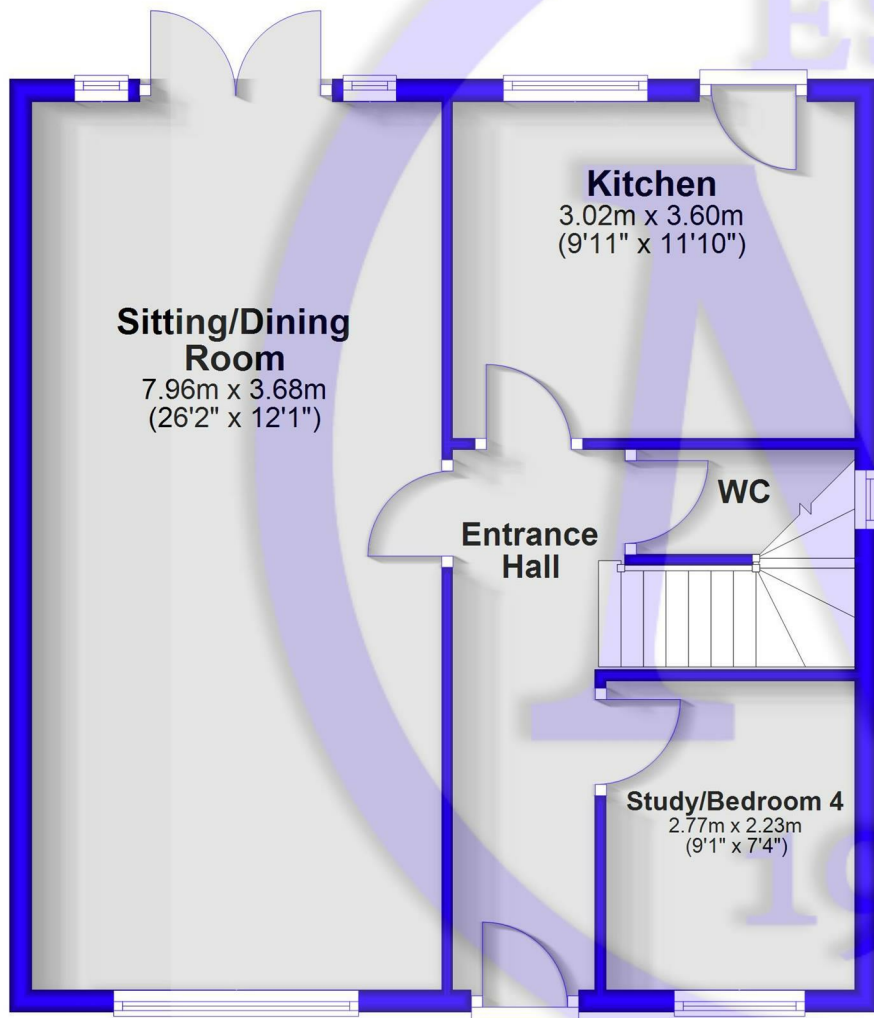
Mains gas, electricity, water and drainage

Council Tax Band:

Energy Performance Certificate (EPC) Rating:

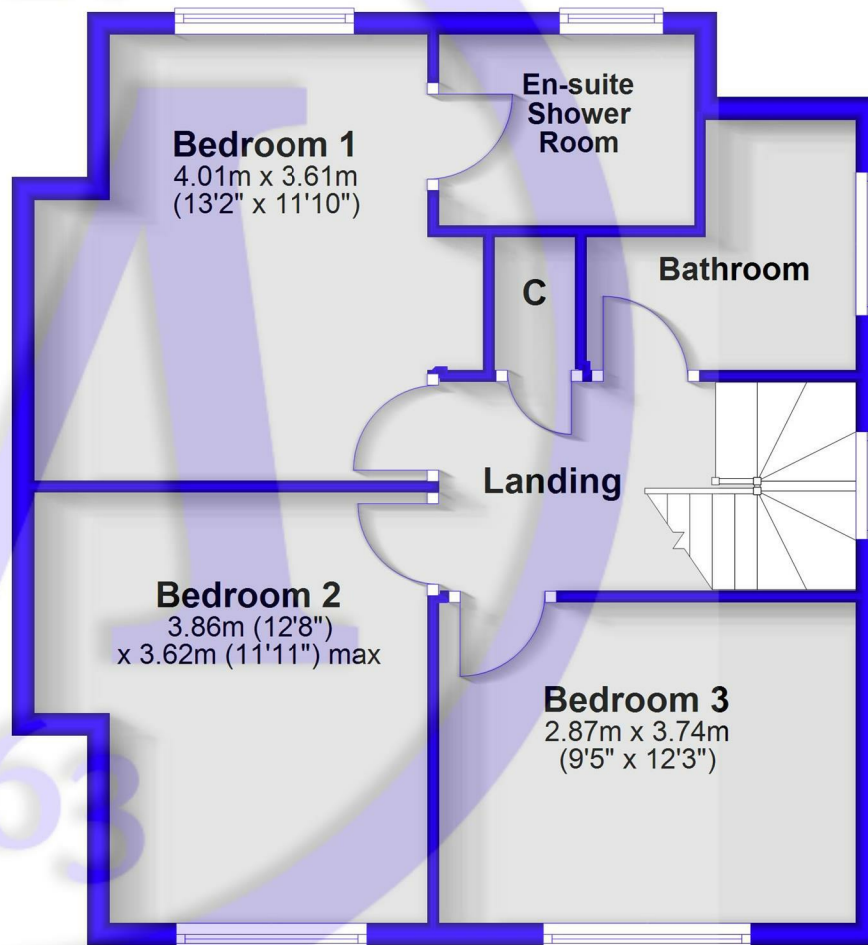
## Ground Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



## First Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



Total area: approx. 114.4 sq. metres (1231.8 sq. feet)



## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.



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