



*55, Kennard Road, New Milton, BH25 5JT*

*£595,000*

**Mitchells**  
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*55 Kennard Road  
New Milton  
Hampshire  
BH25 5JT*

This beautifully presented chalet bungalow is situated just a short walk from New Milton town centre and the mainline railway station. The property has been maintained to the highest standard and features a stunning kitchen/dining room, a ground floor master bedroom with an en-suite, a double aspect sitting room, and a beautifully landscaped, secluded west-facing garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Two Ground Floor Double Bedrooms
- En-Suite Shower Room
- First Floor Landing
- Two First Floor Bedrooms
- Driveway
- Private & Secluded Garden



## The Property

Entrance hall with Karndean flooring, an understairs storage cupboard, Nest central heating controls, and stairs leading to the first floor landing.

The kitchen/dining room is a particular feature of this property, fitted with a fantastic range of grey wall and base units, a contrasting timber effect worktop, a kitchen island with breakfast bar, and integrated appliances including a five burner gas hob with extractor fan, an eye level oven, a microwave, a tall fridge/freezer, a dishwasher, a washing machine, and a stainless steel one and a half bowl sink with mixer tap and drainer. There is a doorway to the rear garden, double casement doors leading onto the patio, a wall mounted cupboard housing the electrical consumer unit, and a modern radiator.

The sitting room benefits from a bright double aspect, a wall mounted TV point, double casement doors onto the patio and rear garden, and enjoys a sunny westerly aspect.

The ground floor bathroom has a modern suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, a WC, a panel bath with mixer tap and independent thermostatic shower attachments, a glass shower screen, a chrome heated towel rail, and a UPVC window.

On the ground floor are two spacious double bedrooms, both with bay windows to the front. The master bedroom enjoys its own luxury en-suite shower room.

The en-suite comprises a WC, a pedestal wash hand basin with mixer tap and tiled splashback, a walk-in shower with thermostatic controls and glass shower door, a chrome heated towel rail, and an extractor fan.

Bedroom two is currently used as a separate snug.

On the first floor are two bedrooms, both featuring Velux windows and eaves storage cupboards.

The ground floor is fitted with plantation shutters and Karndean flooring.

A viewing is highly recommended.





## *Gardens & Grounds*

To the front of the property is a shingle driveway providing off road parking for approximately three vehicles.

The rear garden enjoys a sunny westerly aspect and is extremely private and secluded, enclosed by high level fencing and planting. It features a lovely porcelain patio area, raised beds, and a large lawn.



## *Services*

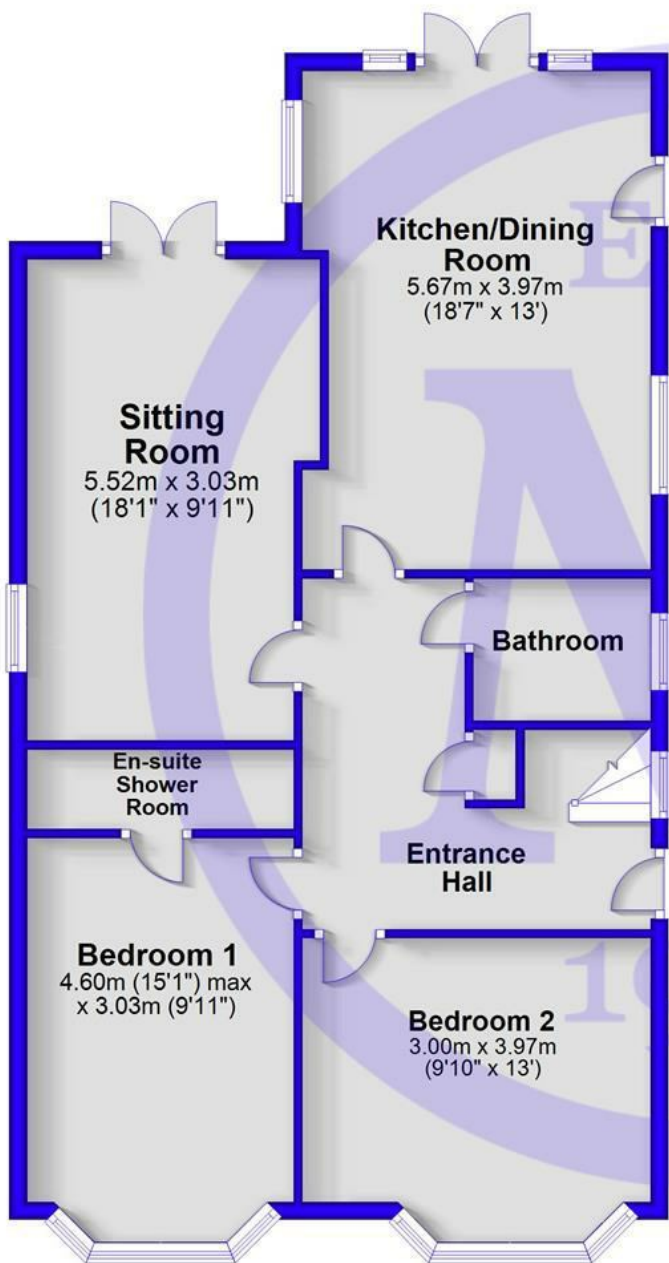
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: D

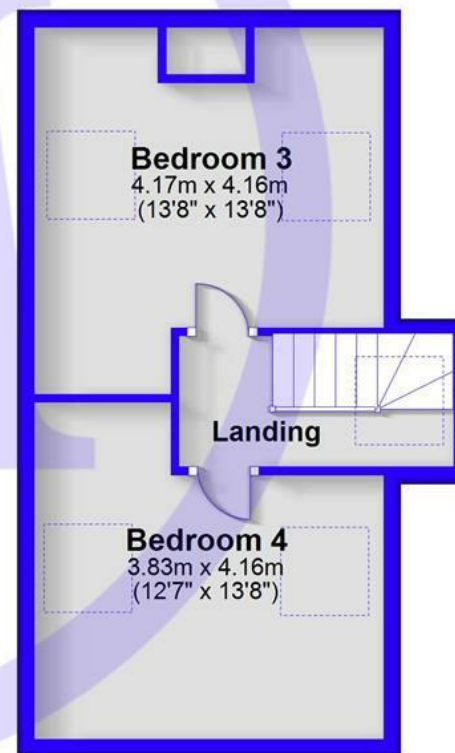
### Ground Floor

Approx. 86.5 sq. metres (930.7 sq. feet)

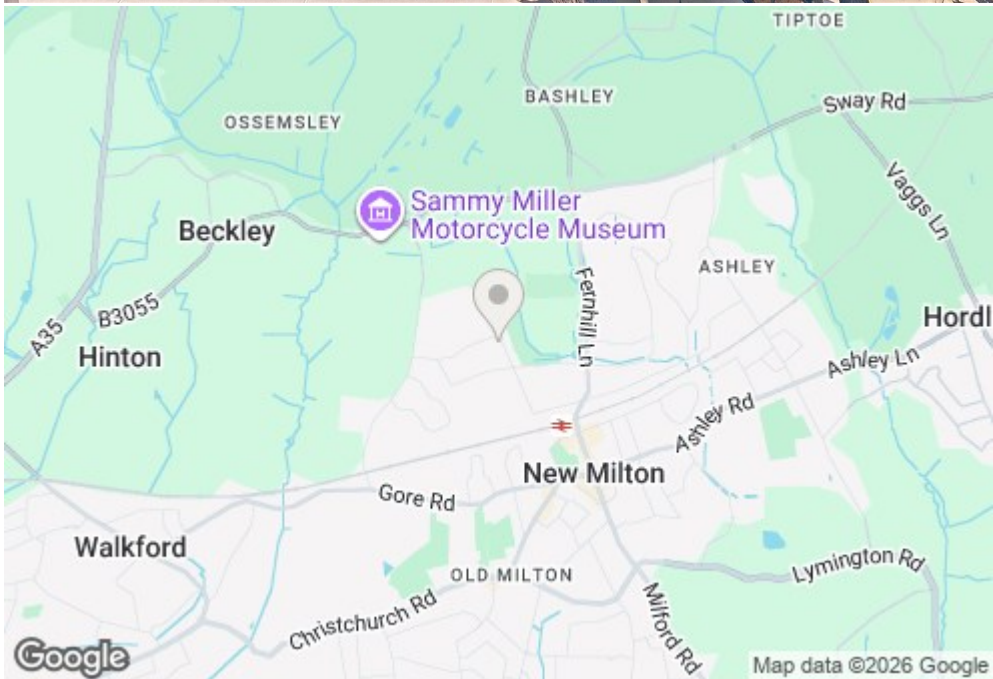


### First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 119.7 sq. metres (1288.8 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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