



OSBORNE ROAD, NEW MILTON, BH25 6AG

Guide Price £475,000 - £500,000



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Spacious detached family house offering approximately 1,348 sq ft of accommodation, with a south-facing rear garden, garage and driveway parking, conveniently situated within walking distance of New Milton town centre and the mainline railway station.

A well-proportioned detached three-bedroom family home providing approximately 1,348 sq ft of accommodation, located within easy reach of New Milton town centre and the mainline railway station.

The accommodation is entered via an entrance hall which leads through to the main living areas. A particular feature is the large L-shaped sitting/dining room measuring over 22ft in length, providing an excellent space for both everyday living and entertaining while enjoying a pleasant outlook over the rear garden.

The kitchen is fitted with a range of units and work surfaces and also overlooks the garden. A ground floor cloakroom completes the downstairs accommodation.

On the first floor, the landing incorporates an area well suited to a study or home working position. The main bedroom is a generous double room with fitted wardrobes and an ensuite bathroom which includes both a bath and separate shower. There are two further double bedrooms along with a family bathroom.

Outside, the property benefits from a front garden and driveway providing off-road parking and access to the attached garage. The rear garden is a particular feature of the property, enjoying a southerly aspect and arranged with lawn, paved seating areas and established shrub borders.



- Close to town centre and train station
- Three double bedrooms
- En-Suite to main bedroom
- South facing rear garden
- Driveway and garage
- "L" Shaped Lounge/Diner
- Approximately 1,348 sq ft of accommodation
- Motivated Vendors
- Council Tax Band: E
- EPC Rating: D





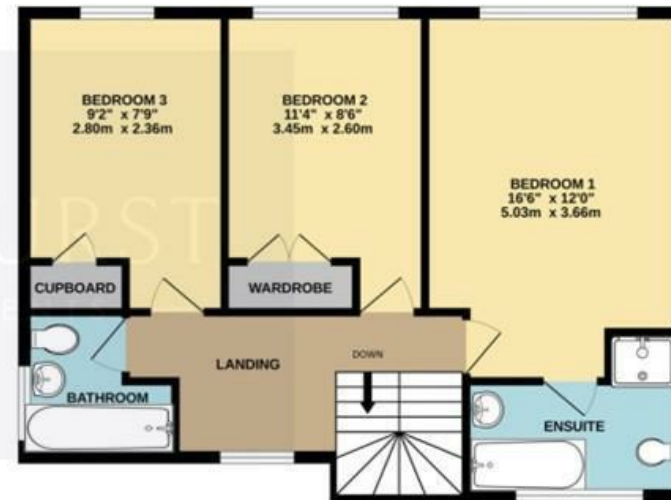
## Location

Situated in a convenient position close to New Milton town centre, the property is within easy reach of a wide range of shops, cafés and everyday amenities, together with the mainline railway station providing direct services to London Waterloo. The area is well placed for access to the coast at Barton on Sea, known for its clifftop walks and beaches, while the open spaces of the New Forest National Park are also nearby, offering extensive countryside for walking, cycling and outdoor pursuits.

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



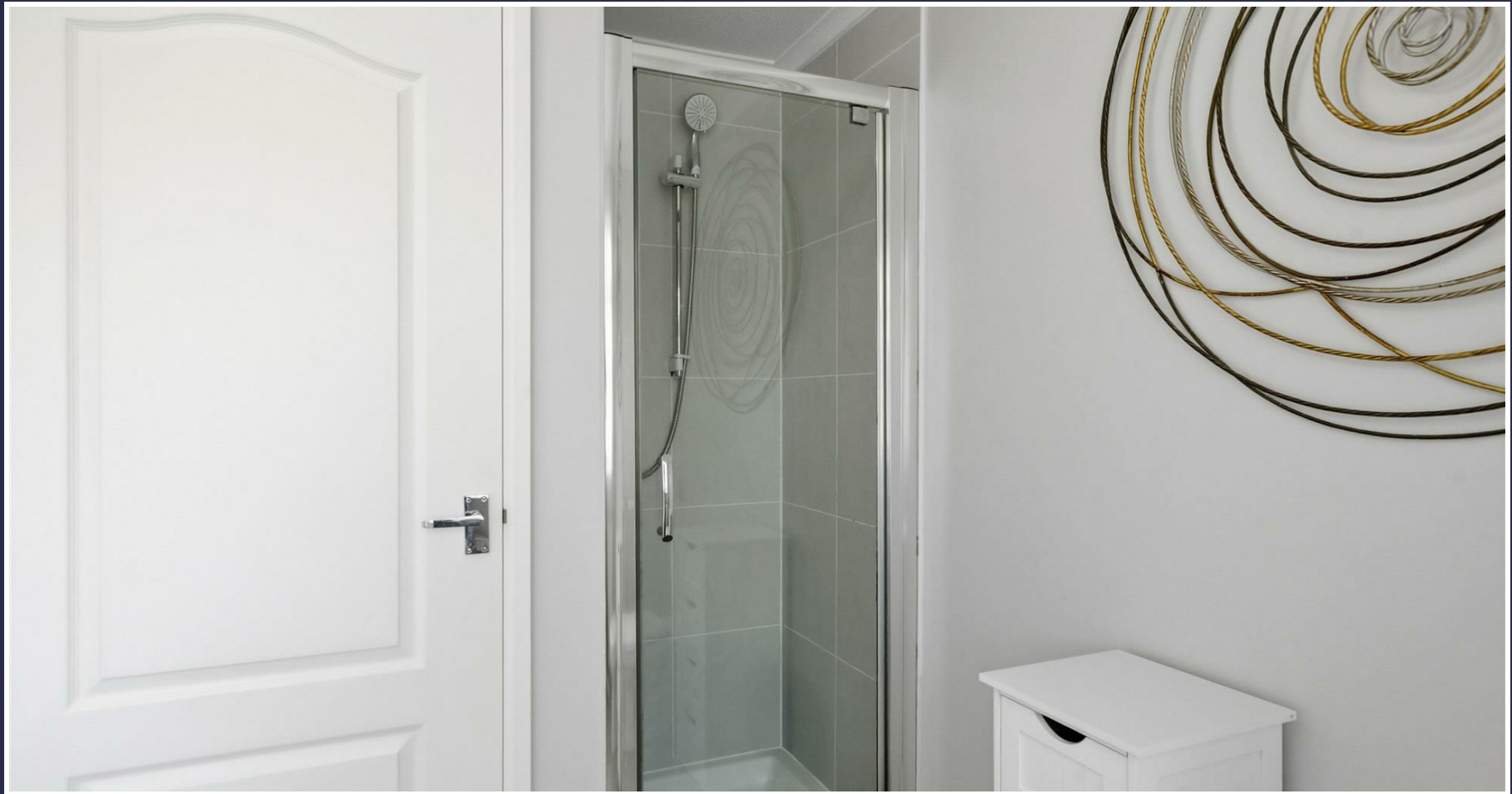
1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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