



16, Lake Grove Road, New Milton, BH25 5LA

£850,000

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*16 Lake Grove Road
New Milton
Hampshire
BH25 5LA*

A substantial detached executive style family home, located on this sought after modern development built in 2000, enjoying enviable views over the picturesque Ballard Lake. The property offers five bedrooms, three reception rooms, and three bath/shower rooms, along with a detached double garage and a private south-facing garden. Other features include a good sized kitchen/breakfast room with an adjoining utility room, and is within easy walking distance of New Milton town centre and the mainline railway station.

- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Five Bedrooms
- Family Bathroom & Two En-Suite Shower Rooms
- Detached Double Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with attractive timber effect flooring and stairs leading to the galleried landing.

Lovely sitting room with a stone fireplace and an outlook to the front.

Separate dining room with a private view over the rear garden.

Ground floor home office/playroom.

Good sized kitchen/breakfast room with an excellent range of timber effect wall and base units, a contrasting worktop, and an inset one and a half bowl sink unit with a mixer tap. Integrated appliances include a double electric oven, a gas hob, an extractor, a dishwasher, a fridge, and a separate freezer. There is ample room for a kitchen table, space for an American style larder fridge, tiled flooring, under cupboard lighting, recessed ceiling spotlights, twin UPVC double glazed doors opening onto the patio, and a private south-facing outlook over the rear garden.

Useful separate utility room with a further range of storage cupboards, space for a washing machine and tumble dryer, a wall mounted Potterton gas fired boiler, and tiled flooring.

Ground floor cloakroom fitted with a white suite.

Galleried landing with a trap to the roof space and an airing cupboard.

Five first floor bedrooms, with the master and guest bedrooms benefiting from built-in wardrobes and en-suite shower rooms fitted with white suites.

Family bathroom comprising a panelled bath with a mixer tap and shower attachment over, a wash basin, a WC, wall tiling, recessed ceiling spotlights, and an extractor fan.





Gardens & Grounds

The property sits on a good sized private plot with the front garden having large tarmac driveway providing off road parking for numerous vehicles, a large timber storage shed, and a detached double garage with twin up and over doors, a pitched roof, power, and lighting.

At the rear of the property is a paved patio area with a glass roof. The remainder of the rear garden is laid mainly to lawn, with mature and well stocked flower and shrub borders, enjoying almost total privacy and a sunny south-facing aspect.

Services

Mains gas, electricity, water and drainage

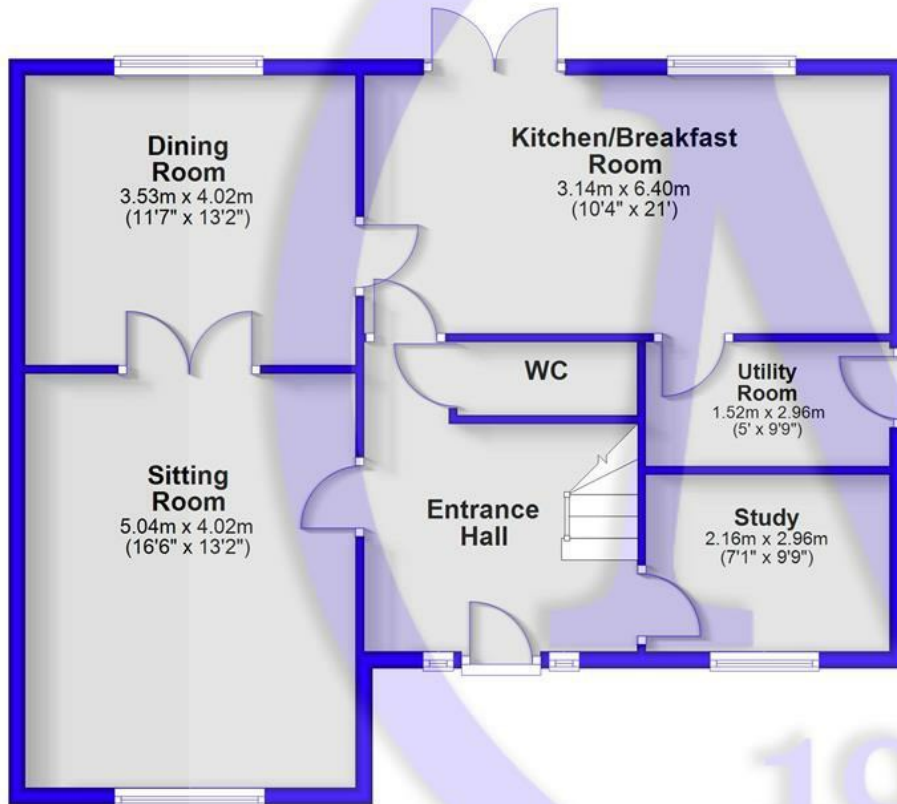
Council Tax Band: F

Energy Performance Certificate (EPC) Rating: C

EST.

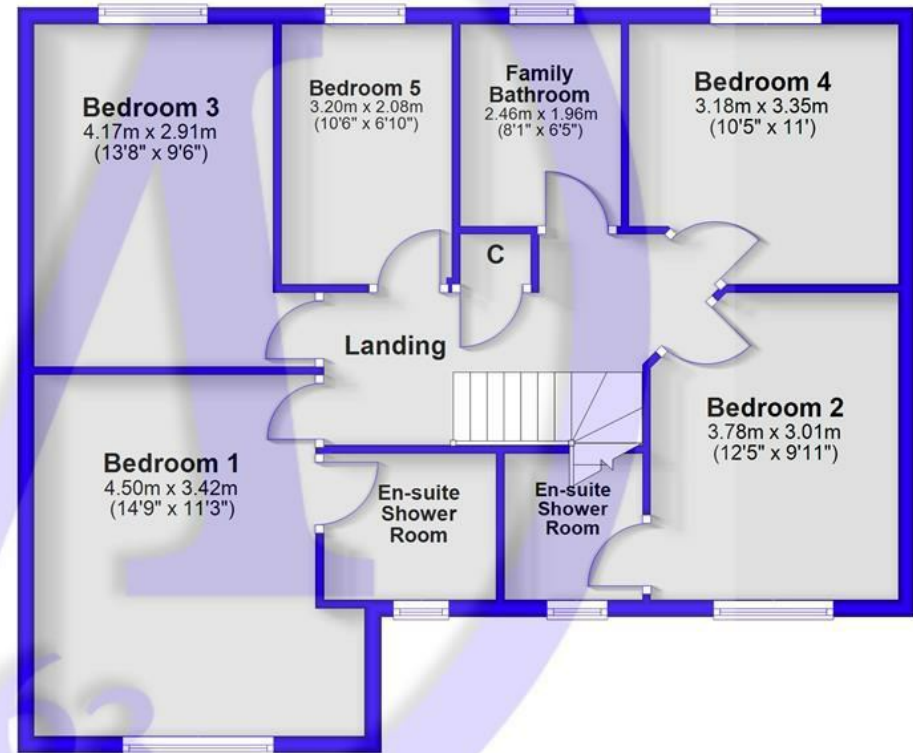
Ground Floor

Approx. 80.4 sq. metres (865.4 sq. feet)



First Floor

Approx. 80.5 sq. metres (866.1 sq. feet)



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Total area: approx. 160.9 sq. metres (1731.4 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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