



Poppy Cottage 82 Oakwood Avenue, New Milton, Hampshire. BH25 5EA

£1,600 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





**Poppy Cottage 82 Oakwood Avenue, New Milton,
Hampshire. BH25 5EA**

£1,600 Monthly

To let a semi-detached two bedroom, two reception room chalet bungalow with conservatory situated in a much sought after location. Wifi is included in the rent.



ENTRANCE PORCH

Accessed via UPVC double glazed door with outside light. Wall light, UPVC double glazed window facing side aspect, quarry tiled flooring, coats hook and double glazed window with double glazed door provides access to:

ENTRANCE HALL

Two ceiling light points, smoke detector, radiator with independent thermostat, open tread staircase to first floor landing illuminated by Velux window at head of stairs, door provides access to:

DINING ROOM (11' 8" X 11' 1") OR (3.56M X 3.38M)

Ceiling light point, opaque UPVC double glazed window facing side aspect. Double opening glazed doors provide access to Conservatory. Double panelled radiator with independent thermostat. Picture rail, two wall light points. Power points, Sideboard.

CONSERVATORY (12' 11" X 12' 2") OR (3.94M X 3.70M)

Victorian style Conservatory sitting on a brick cavity wall plinth with UPVC double glazed windows to three sides with double opening French doors to patio and South/East facing rear garden. Semi furnished with wicker cane furniture. Pitched Polycarbonate roof with ceiling light, Vinyl wood effect flooring, double panelled radiator with independent thermostat, power points, vertical blinds to all three sides.

SITTING ROOM (14' 1" X 12' 8") OR (4.29M X 3.86M)

Ceiling light, UPVC double glazed window facing front aspect. Double panelled radiator with independent thermostat, power points, attractive fireplace with inset wood burning stove. Picture rail, telephone point, power points.

KITCHEN (13' 9" X 11' 8") OR (4.18M X 3.56M)

Quality fitted kitchen with two ceiling light points, two sets of UPVC double glazed windows overlook the garden aspect. Light grey fronted kitchen units with stainless steel style handles with laminated wood block effect work tops making an attractive contrast between units and tiled splash backs. Stainless steel switches and sockets. Stainless steel one and a half bowl sink unit with monobloc mixer tap, integrated full size dishwasher, integrated 1400 spin 8 kg washing machine, two pull out chopping boards, wine rack, fitted Smeg floor standing cooker with five burner gas hob, double oven, grill and warming oven. Floor standing Beko frost free fridge/freezer, double panelled radiator with independent thermostat. Broom cupboard which also houses the Drayton central heating programmer, access to fuse box, Vinyl cushion flooring, cutlery drawer with additional three storage drawers under, fitted roller blinds to windows, breakfast bar area.

GROUND FLOOR BEDROOM (12' 6" X 10' 11") OR (3.82M X 3.34M)

Ceiling light point, UPVC double glazed window overlooking front garden aspect, double panelled radiator with independent thermostat, power points, two sets of double opening wardrobes with mixture of hanging and shelving within, power points.

BATHROOM (7' 7" X 7' 7") OR (2.32M X 2.32M)

Ceiling light, UPVC double glazed window facing rear aspect. Quality modern bathroom suite comprising a shower bath with adjoining shower screen. Wall mounted mixer controls for bath and shower, low level WC with push button flush and concealed cistern. Quality wash hand basin with monobloc mixer tap and pop-up waste with two storage drawers beneath with glazed mirror above. Vinyl cushion flooring, tiling to full height to two walls, heated chrome effect towel rail radiator, fitted blind to window.

LANDING

Ceiling light, smoke detector, Velux window facing rear aspect with blind. Door provides access to:

BEDROOM 2 (11' 6" X 10' 0") OR (3.50M X 3.04M)

Sloping ceilings to three sides, dormer window to front and Velux window to rear with blind and roller blind to main front window, ceiling light, wall light point, radiator with independent thermostats. Eaves storage cupboards, power points.

SHOWER ROOM

Ceiling light, wall mounted Marley extractor, Velux window facing front with blind. Low level WC, wash hand basin with hot and cold taps, mirror and lighting above. Glazed shower door provides access to Shower cubicle with recessed shower mixer with adjustable shower attachment. Vinyl wood effect flooring. Radiator with independent thermostat, towel rail.

OUTSIDE

Gravel drive provides off road parking for ONE VEHICLE with the driveway being shared with the Annexe located on the right-hand side. The garden is laid to lawn with shrub borders enclosed by low level panelled fencing and attractive block paved path provides access to front door, outside water butt, gate provides access to Annexe and rear garden.

REAR GARDEN

A patio adjoins the Conservatory area and leads onto the lawned garden which is well kept. Enclosed by close boarded fencing to two sides and a mixture of fencing to the rear boundary making the garden secure. Glazed greenhouse and one garden shed is available with the let of this property ideal for lawnmower or bicycles but has a few garden tools and bits and bobs which relate to the property. Outside rotary line, outside water tap, outside security floodlight. Please note when the Annexe is in use by the landlord the garden will be shared during these periods. Outside gas meter box, return path to front driveway.

VIEWING ARRANGEMENTS

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



DEPOSIT - DPS

Please Note Require a survey? Visit our website www.rossnicholas.co.uk for further information. Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

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, Take the first turning right into Manor Road and second turning left into Oakwood Avenue.

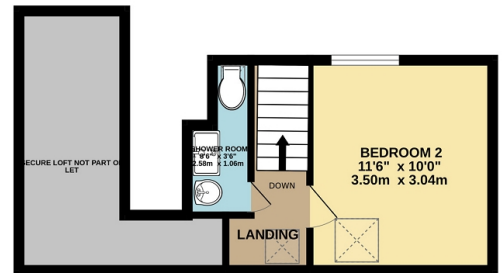
EPC RATING

The EPC rating for this property is D61

GROUND FLOOR



1ST FLOOR



ROSS NICHOLAS 01425 625500

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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.