



*20, Oak Road, New Milton, BH25 5BE*

*£450,000*

**Mitchells**  
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20 Oak Road  
New Milton  
Hampshire  
BH25 5BE

This beautifully presented character cottage is situated just a short walk of the local schools and shops and walking distance of New Milton town centre. The property is presented in excellent condition throughout with features including a spacious kitchen/dining room, two reception rooms, three/four bedrooms and a private and secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Sitting Room/Ground Floor Bedroom
- Reception Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Bathroom
- Driveway



## The Property

A stable door leads through to the entrance hall with tiled flooring, useful coat hooks and a radiator.

Ground floor cloakroom with white suite comprising a WC, wash hand basin with storage beneath, tiled flooring and an electrical consumer unit.

The kitchen/breakfast room is a fantastic room with an excellent range of shaker style wall and base units with a contrasting granite effect worktop, tiled flooring, recessed ceiling spotlights, ample space for a six to eight seater table and chairs and integrated appliances include a dishwasher, tall stand up fridge/freezer, stainless steel one and a half bowl sink with mixer tap over and drainer and space and plumbing for a washing machine and range style cooker.

This opens through to the reception room with stairs to the first floor landing, wall mounted TV point, a bright double aspect and double casement doors leading through to the sitting room which is currently used as a ground floor bedroom.

The sitting room has a bright double aspect with a UPVC door leading out to the garden, a feature fireplace with brick surround and hearth and inset gas fire, timber effect tiled flooring and ample space for furniture.

On the first floor landing is a UPVC window letting in lots of natural light and a storage cupboard.

The master bedroom has ample space for a double bed, hatch to loft space, built in storage and an archway leading through to the en-suite.

The en-suite is a particularly generous room with a bright double aspect, tiled flooring, part tiled walls and suite comprising a roll top bath, bidet, WC, wash hand basin with storage beneath, tiled splashback, Velux window with built in blind and a UPVC window.

Bedroom two is also a lovely double bedroom with a bright double aspect and built in storage.

Bedroom three is a great sized single bedroom with lots of built in storage or would make an ideal home office.

Family bathroom with suite comprising a corner shower cubicle with thermostatic shower attachments, WC, panel bath with mixer tap over and hand held shower attachment, pedestal wash hand basin, heated towel rail and a Velux window with built in blind.





## *Gardens & Grounds*

To the front of the property there are double timber gates giving access to the driveway providing off road parking for approximately two vehicles and giving access to the garden which is extremely private and secluded due to high level fencing and planting with the garden laid to patio for ease of maintenance and making a fantastic area for outside entertaining.

## *Services*

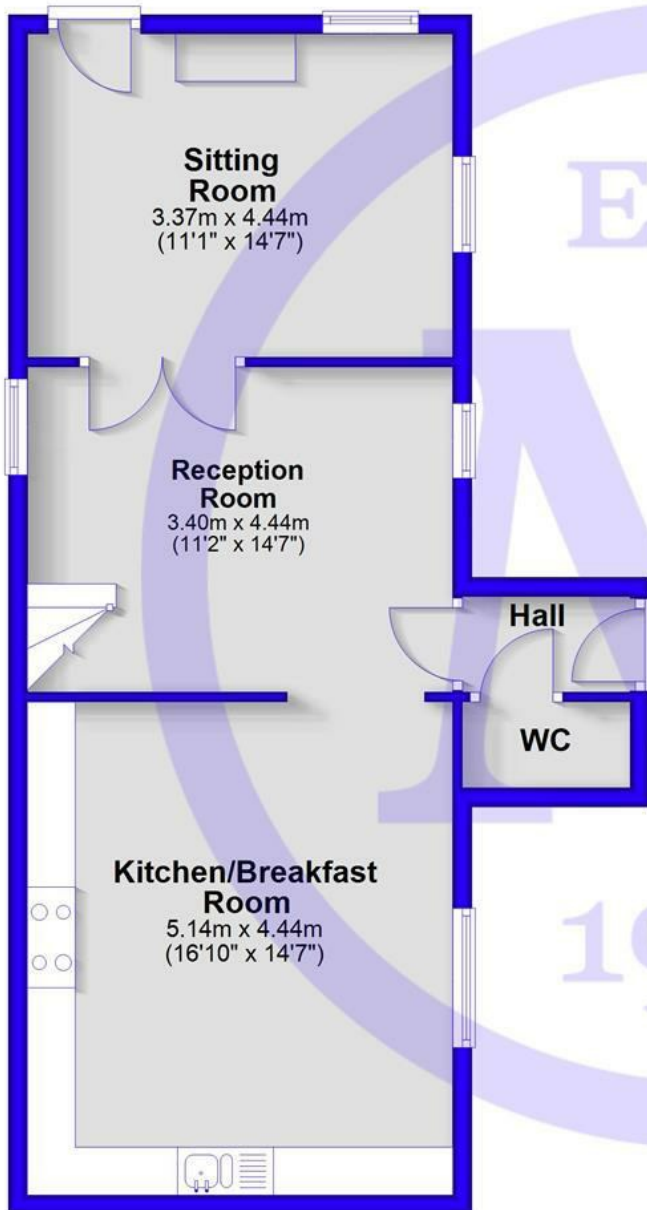
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating:

### Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



### First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



Total area: approx. 112.4 sq. metres (1209.3 sq. feet)



## Situation

Ashley is a quaint village situated just east of the bustling market town of New Milton. The village is well-served by local amenities, including Ofsted-rated ‘Good’ Infant and Junior schools, a variety of sports clubs such as the excellent rugby club, and a small supermarket. Additionally, it's just a stone's throw from the stunning New Forest National Park, covering 92,000 acres of natural beauty. For those seeking more, the mainline railway station at New Milton provides easy access to London, while the cliff-top beaches and Barton on Sea are just a short distance away. Barton Golf Club, with its 27-hole links-style course, and a selection of fine eateries—including Pebble Beach on the cliff top—add to the area’s charm. With a great blend of family-friendly amenities and peaceful surroundings, Ashley remains a sought-after location for both families and retirees alike.



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