26 Fawn Gardens, New Milton, Hampshire. BH25 5GJ

Guide Price £479,950

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

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A Four bedroom detached house located in a highly sought after location within equal distance of the local beach and open New Forest. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Separate Dining Room, Conservatory, Kitchen, En-Suite Shower Room, Main Bathroom, Garage, off road parking and Gardens.

ENTRANCE HALL
Accessed via front door, staircase to first floor landing, ceiling light, power points, panelled radiator.

CLOAKROOM
Obscure UPVC double glazed window to front, ceiling light, low level WC, wash hand basin with tiled splash back and panelled radiator.

SITTING ROOM (16' 8" X 11' 8") OR (5.09M X 3.55M)
Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, TV aerial point, flame effect gas fire set into a stone surround hearth and ornate mantel. Open way through to:

DINING ROOM (9' 1" X 12' 5") OR (2.78M X 3.79M)
Ceiling light, double panelled radiator, power points, sliding double glazed doors providing access to:

CONSERVATORY (10' 0" X 9' 9") OR (3.06M X 2.98M)
Of UPVC construction with Polycarbonate roof and double opening French doors providing access and views into rear garden, power points and wall light.

KITCHEN (14' 5" X 8' 8") OR (4.39M X 2.64M)
Aspect to the rear elevation through UPVC double glazed window with matching door to side leading to garden. Ceiling light, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine, dishwasher and threequarter height fridge/freezer, fitted stainless steel electric double oven, four ring gas hob and extractor fan over. Eye level storage cupboards one of which housing Glow Worm gas boiler with programmer and time clock below, breakfast bar with seating for two, storage cupboard over and double opening cupboard to side. Under stairs storage cupboard with shelving.

LANDING
Aspect to the side elevation through UPVC double glazed window. Ceiling light, hatch to loft area.

BEDROOM 1 (10' 9" X 10' 6") OR (3.27M X 3.21M)
Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, connections for wall hung television. Double wardrobe, mirror fronted sliding doors, hanging rails and shelf.

EN SUITE SHOWER ROOM
Obscure UPVC double glazed window to side. Fully tiled wall surrounds shower cubicle with fitted shower. Pedestal wash hand basin with monobloc mixer tap. Large mirror fronted medicine cabinet over, heated towel rail, low level WC.

BEDROOM 2 (10' 10" X 9' 10") OR (3.30M X 3.00M)
Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

BEDROOM 3 (10' 6" X 7' 2") OR (3.20M X 2.19M)
Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

BEDROOM 4 (9' 11" X 7' 3") OR (3.01M X 2.20M)
Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points and connections for wall hung television.

BATHROOM (10' 11" X 5' 2") OR (3.33M X 1.57M)
Obscure UPVC double glazed window to side, ceiling light, extractor fan, panelled bath unit with monobloc mixer tap and shower attachment, low level WC, panelled radiator, wash hand basin with monobloc mixer tap. Shaver point.

OUTSIDE
The front garden is mostly laid to lawn with fencing and hedging. There are two off road parking spaces which in turn provide access to the attached garage.

GARAGE
Up and over door, power and light, personal door leading to rear garden.

REAR GARDEN
Adjoining the rear of the property is a patio area with the remainder of the garden being mostly laid to lawn. The garden is enclosed behind both panelled and close board fencing and has an additional patio located to the rear boundary. Within the garden at the rear there is a large Office/Cabin with numerous windows, light and power and double opening doors.

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

DIRECTIONAL NOTE
From our Office in Old Milton Road proceed down the road and take the second turning right into Gore Road. Continue until reaching Stem Lane on the right, turn into Stem Lane and continue until reaching Doe Copse Way on the right. Fawn Gardens will the found on the left.

PLEASE NOTE

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

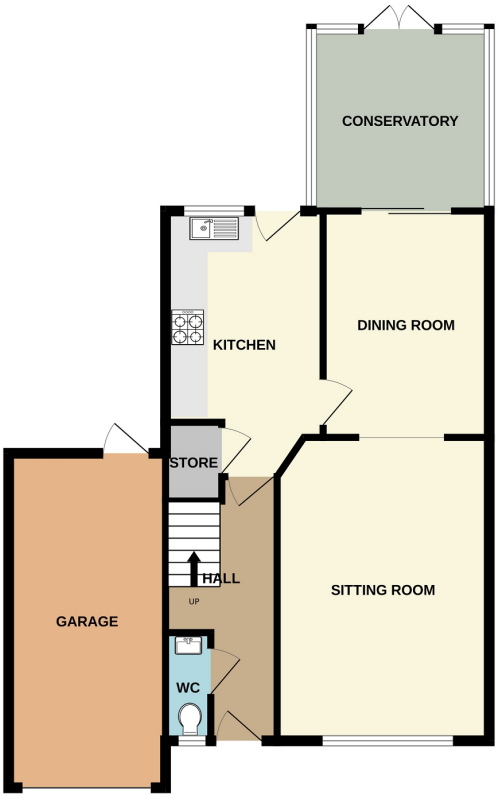
COUNCIL TAX

The council tax for this property is band E

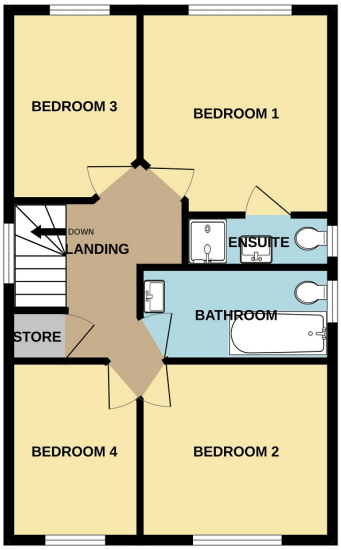
EPC RATING

The EPC rating for this property is C72

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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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.