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22A OAK ROAD, NEW MILTON BH25 5BE PRICE £650,000 FREEHOLD

Winkworth

for every step...

A modern and beautifully presented bungalow with garden, ample parking and a one bedroom annexe.

22A Oak Road, New Milton BH25 5BE
Price £650,000 **Freehold**

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Situation:

New Milton town has an excellent range of shops including Marks & Spencer and Bradbeers department store, 0.7* miles away. New Milton Train station is 0.8* miles away, giving fast rail access to London Waterloo in c.1 hour and 40 mins. The village of Brockenhurst in the heart of the New Forest is c. 7.4* miles away and Barton cliff top with its stunning sea views over Christchurch Bay is c. 2.5* miles away.

The wider local area gives access to the stunning New Forest National Park with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Nearby beaches are at Highcliffe and Mudeford.

Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The former base of BBC Springwatch). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole.

(* Source: Google Maps)

Description:

A detached bungalow, currently arranged as a three bedroom bungalow with a spacious one bedroom annexe (total area circa. 1,569sq ft). An excellent opportunity, particularly for anyone seeking multi-generational living.

Main Bungalow: Entrance hall with cupboard housing a GCH boiler. Reception room and a modern fitted kitchen. Three bedrooms, shower room and an additional cloakroom.

Annexe: The main feature of which is a bright and spacious roof-lantern-lit kitchen/breakfast room leading through into the lounge, which in turn, has French windows leading out into the garden. The bedroom has a range of fitted wardrobes and a luxurious marble floor tiled ensuite bathroom.

There is an interconnecting door from the main bungalow into the kitchen of the annexe, offering versatile accommodation if an annexe is not required.

Summary:

- Detached bungalow with annexe
- Fitted kitchen
- Reception room, one with French windows to the garden
- Three bedrooms
- Bathroom and an additional cloakroom
- One bedroom self-contained annexe with kitchen, living room and bathroom
- Driveway providing ample parking
- NFDC Council Tax Band D

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

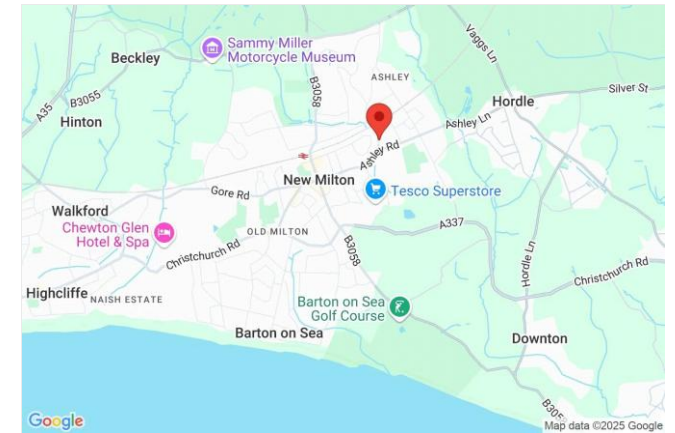
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





TOTAL FLOOR AREA: 1569 sq.ft. (147.7 sq.m.) approx.
Winkworth agents has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, stairs and any other parts are approximate and its responsibility to buyer for any error or omission of this statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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