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3 WOODVALE GARDENS, NEW MILTON BH25 5EE [PRICE £289,000](#) [FREEHOLD](#)

**Winkworth**

for every step...



# A spacious three bedroom family home located in a quiet cul-de-sac.

3 Woodvale Gardens, New Milton BH25 5EE

Price £289,000 Freehold

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highcliffe@winkworth.co.uk

## Situation:

Woodvale Gardens is set in an appealing location in the centre of the thriving New Forest town of New Milton which has an array of cafes and shops, including an M&S Food Store, Bradbeers department store, Morrisons, Aldi and Tesco. New Milton station provides excellent train services to London Waterloo, as well as Bournemouth and Southampton.

Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole.

Nearby towns include the attractive Georgian market town of Lymington c\* 5.7 miles away and c\* 3.3 miles Highcliffe along with miles of beautiful coastline and beaches and the stunning open space of the New Forest National Park which includes places of interest including Brockenhurst, Exbury Gardens, Beaulieu and Buckler's Hard.

Source \*Google Maps

## Description:

A spacious three bedroom family home located in a quiet cul-de-sac only c\* 1 mile to New Milton town centre and c\* 0.8 miles to the railway station.

The front of the property benefits from an entrance porch opening into the entrance hall, with a door through to the lounge and stairs rising to the first floor.

The lounge is a fantastic size with double doors to the kitchen/diner, useful under stairs storage and outlook to the front.

The kitchen/diner is a superb size with an extensive range of kitchen units, with integrated cooking appliances and door leading to the utility room at the rear of the property.

The utility room has space and plumbing for a washing machine and tumble dryer with a door leading to the rear garden.

On the first floor there are two double bedrooms, and a single bedroom all with fitted storage. The family bathroom is also on the first floor comprising of panel bath with an electric Triton shower over bath, WC, pedestal wash hand basin with mixer tap and a wall mounted mirror fronted medicine cabinet.

The rear garden is mostly paved and laid to shingle for ease of maintenance with a shed for storage and side access back to the front of the property.

There is a garage in a nearby block with an up and over door and parking in front.

## Summary:

- Spacious end of terrace house
- Three bedrooms
- Fitted kitchen/diner with integrated appliances
- Lounge with double doors to kitchen/diner
- Family bathroom
- Rear garden
- Garage in nearby block with parking in front
- NFDC Council Tax Band C

## 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

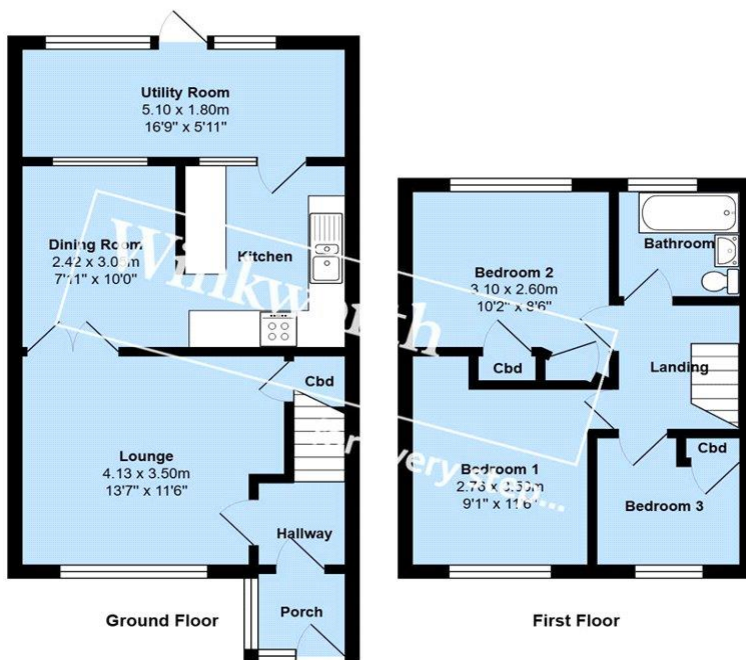
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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

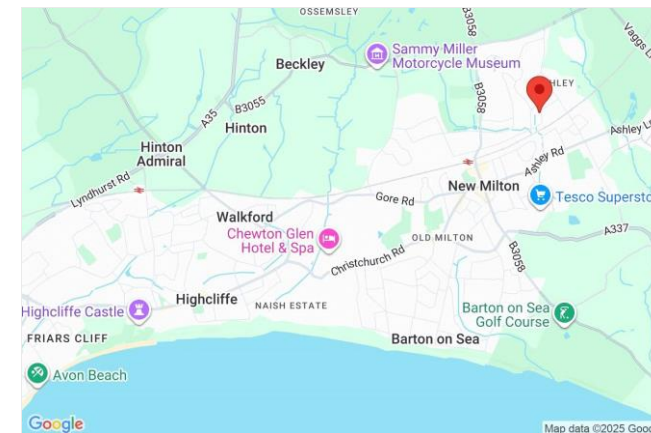








Total Area: 79.3 m<sup>2</sup> ... 853 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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