



**Strathearn 50a Brook Avenue, New Milton, Hampshire. BH25 5HD**

**Guide Price £850,000**



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







**Strathearn 50a Brook Avenue, New Milton, Hampshire.  
BH25 5HD**

**Guide Price £850,000**

A superbly refurbished four bedroom detached house located in arguably one of the most sought after roads in New Milton. Double Garage, recently landscaped rear garden, off road parking. Oak doors throughout.





**ENTRANCE HALL**

Accessed via composite Oak effect front door with matching side screens. Smooth finished ceiling, recessed lighting, radiator, power points, thermostatic control for central heating, staircase to first floor. Oak engineered flooring.

**CLOAK ROOM**

Obscure UPVC double glazed window to front, low level WC with concealed cistern, wash hand basin with monobloc mixer tap and cupboard beneath. Double opening storage cupboard, tiled flooring heated towel rail, smooth finished ceiling, recessed light.

**SITTING ROOM (19' 8" X 12' 10") OR (6.0M X 3.90M)**

Aspect to both front and side elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light, four wall light points, ornate radiator, power points, TV aerial point, open way through to:

**DINING ROOM (10' 10" X 9' 10") OR (3.30M X 3.0M)**

Aspect to the side elevation through UPVC double glazed window. Feature French doors with matching side screens providing both aspect and views onto rear garden. Smooth finished ceiling, ceiling light, ornate radiator.

**KITCHEN BREAKFAST ROOM (21' 6" X 9' 6") OR (6.55M X 2.89M)**

Aspect to the rear elevation through UPVC double glazed window with double glazed French doors providing views and access onto rear garden. Smooth finished ceiling, recessed lighting, ornate radiator, Oak engineered flooring. Ceramic one and a half bowl sink unit set into a wooden work top extending along two walls with base drawers and cupboards beneath, integrated dishwasher, two Neff electric ovens, fitted induction hob with glass splash back and extractor fan over, eye level storage cupboards, fitted fridge/freezer unit with storage cupboards either side. Power points.

**UTILITY ROOM (9' 7" X 5' 11") OR (2.91M X 1.80M)**

UPVC double glazed window facing side, smooth finished ceiling, recessed lighting, single bowl stainless steel sink unit with monobloc mixer tap set into a wooden work surface extending along one wall with storage cupboard beneath and recess for washing machine and under counter fridge or freezer. Eye level storage cupboards one of which housing Worcester/Bosch gas fired boiler. Door providing access to double garage.

**GALLERY LANDING**

Oak and glass banisters, aspect to the front elevation, ornate radiator, smooth finished ceiling, ceiling light. Programmer and time clock for central heating, hatch to loft area.

**BEDROOM 1 (14' 1" X 12' 10") OR (4.30M X 3.90M)**

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, power points.

**EN SUITE**

Luxury shower room, obscure UPVC double glazed window facing side elevation. Smooth finished ceiling, recessed lighting. Twin wash hand basins with monobloc mixer taps and drawers beneath. Low level WC with concealed cistern. Large walk-in shower with glazed screen, shower unit with rain effect shower head and hand held shower attachment. Tiled recess, heated towel rail, tiled flooring.

**BEDROOM 2 (12' 10" X 9' 10") OR (3.90M X 3.0M)**

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, panelled radiator, recessed double wardrobe.

**BEDROOM 3 (10' 11" X 8' 10") OR (3.33M X 2.70M)**

Aspect to the front elevation through UPVC double glazed window. Recessed double wardrobe, power points, panelled radiator.

**BATHROOM**

Obscure UPVC double glazed window to rear, wash hand basin with storage cupboards beneath, low level w.c to side with adjoining display shelves. Tiled wall surrounds, panelled bath with shower and glazed shower screen.

**BEDROOM 4 (11' 6" X 8' 10") OR (3.50M X 2.70M)**

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, power points, panelled radiator, recessed double wardrobe, door providing access to eaves storage, large boarded area with light.

**FRONT GARDEN**

The garden has been recently landscaped with an area of lawn comprising a selection of shrub and flower beds. A driveway provides off road parking for 3 - 4 cars and access to:

**DOUBLE GARAGE (14' 10" X 15' 7") OR (4.52M X 4.76M)**

Up and over door. Modern electric consumer unit, light and power, gas meter, obscure UPVC double glazed window to side elevation.

**REAR GARDEN**

Once again recently landscaped with a large Indian Sandstone patio with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds, outside lighting, pathway providing return access along the side elevation to the front of the property. To the opposite side there is a timber shed and gate leading to an additional lawned area with shrub and flower beds and also provides access to the front of the house. Outside water tap.



## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge taking the second turning right into Brook Avenue.

## WEBSITE

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## SURVEY

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.

## 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.

## COUNCIL TAX

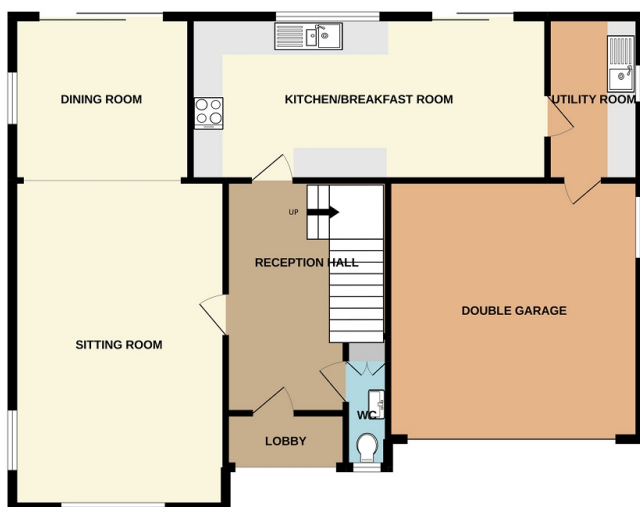
The council tax for this property is band F

## EPC RATING

The EPC rating for this property is D61



GROUND FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.8 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.  
Made with Metropix ©2022

**Ross Nicholas & Company Limited**  
**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
**01425 625 500**  
**[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)**

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.