



19 Marston Road, New Milton, Hampshire. BH25 5DT

Guide Price £535,000



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





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A deceptively spacious and well presented three bedroom detached chalet residence situated within a highly sought after area. Features of the property include sitting room, dining room, conservatory, study, kitchen/breakfast room, ground floor shower room, main bathroom, garage and landscaped gardens. Sole agents and viewing strongly advised.



ENTRANCE PORCH

Accessed by UPVC double glazed front door with matching side windows. Aspect to both side elevations through UPVC double glazed windows, smoothed finished ceiling, ceiling light and tiled flooring. UPVC double glazed door leading to:

ENTRANCE HALL

Staircase to first floor landing with understairs storage cupboard, panelled radiator, two wall light points and power points.

SITTING ROOM (10' 10" X 17' 5") OR (3.31M X 5.32M)

Aspect to the side elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light point, power points, electric flame effect fire with stone surround, hearth and ornate wooden mantel. T.V aerial point, power points, two wall light points and double panelled radiator. Open way to:

DINING ROOM (12' 7" X 12' 11") OR (3.83M X 3.93M)

Aspect to the side elevation through UPVC double glazed window, smoothed finished ceiling and ceiling light. Double panelled radiator, two wall light points, floor standing Contura solid fuel woodburner with stone hearth. Open way through to:

CONSERVATORY (11' 4" X 12' 7") OR (3.45M X 3.83M)

UPVC double glazed construction with low walling, glass roof and double opening french doors leading to garden. Panelled radiator, power points, ceiling light and two wall lights.

STUDY (7' 8" X 7' 1") OR (2.33M X 2.15M)

UPVC double glazed windows to rear and side elevations, smoothed finished ceiling, ceiling light point, power points and panelled radiator.

KITCHEN BREAKFAST ROOM (23' 0" X 12' 9") OR (7.0M X 3.88M)

Aspects to both front and rear elevations through UPVC double glazed windows, smoothed finished ceiling and recessed lighting. Single bowl single drainer ceramic sink unit with monobloc mixer tap set into a working surface extending along three walls with base drawers, cupboards beneath and recess for washing machine and tumble dryer. Additional working surface with recess for electric range cooker, extractor fan, storage cupboards beneath and under counter lighting. Further working surface incorporating breakfast bar with base drawers and cupboards. Recess for American style fridge/freezer, additional dresser style storage unit with glazed cupboards. Double panelled radiator, UPVC double glazed door leading to side elevation and cupboard housing electric consumer unit.

BEDROOM 1 (12' 9" X 13' 1") OR (3.88M X 4.00M)

Aspect to the front elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light, double panelled radiator, power points, T.V Aerial point, power points and range of fitted wardrobes incorporating three double and two single units with central mirror.

SHOWER ROOM

Obscure UPVC double glazed window to side, smoothed finished ceiling, part tiled wall surrounds, walk-in shower with display niche, rain effect shower head and shower attachment. Extractor fan, wash hand basin with monobloc mixer tap, storage beneath and low level w.c to side. Tiled flooring, heated towel rail and mirror with light.

FIRST FLOOR LANDING

Double glazed velux window to front elevation, hatch to loft area, eaves storage cupboard and airing cupboard housing high pressure water cylinder with slatted shelving surrounding.

BEDROOM 3 (13' 11" X 13' 6") OR (4.24M X 4.11M)

Aspect to the front elevation through UPVC double glazed window, double glazed velux window to rear and eaves storage cupboard. Fitted bedroom furniture incorporating three single wardrobe units with hanging rails and shelving. Chest of drawers to side, double panelled radiator and power points. Additional storage incorporating cupboards and drawer.

BEDROOM 2 (13' 11" X 12' 9") OR (4.24M X 3.88M)

Aspect to the front elevation through UPVC double glazed window and to the rear through double glazed Velux. Ceiling light, smoothed finished ceiling, double panelled radiator and power points. Bedroom furniture incorporating three single wardrobes with hanging rail and shelving. Additional storage adjoining base drawers and cupboards.

BATHROOM

Obscure UPVC double glazed window to rear, smoothed finished ceiling, ceiling light, part tiled wall surrounds and panelled bath unit with tiled surround and hand held shower attachment. Low level w.c, wash hand basin with storage beneath and to side. Part tiled wall surrounds, heated towel rail and tiled flooring

OUTSIDE

The front garden is accessed via a five bar gate onto a paved driveway where there is off road parking for approximately 3-4 cars. A driveway extends along the side elevation providing parking for a further 3 cars and access to:

GARAGE

Up and over door, power and light and personal door leading on to:

REAR GARDEN

The rear garden is one of the main features of the property and has been landscaped to provide a raised decking area that adjoins the rear of the property with an additional patio area for seating which extends along the side boundary, leading to the rear. Additional raised decking area with sunken pond with fountain. Located on the rear boundary there is an office/cabin with double opening doors, windows, power and light. Additional sheltered paved patio and a central circular lawn with brick edging. The remainder of the garden is shingled and designed for easy maintenance. Outside lighting and water tap.



DIRECTIONAL NOTE

From our New Milton office turn left at the lights and proceed up Station Road. Continue over the railway bridge turning right in to Manor Road. Follow the road along taking the 2nd turning left in to Oakwood Avenue and 3rd left in to Marston Road.

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 D

EPC RATING

The EPC rating for this property is D58



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1570 sq.ft. (145.8 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.

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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
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sales@rossnicholas.co.uk

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