



**3 Pond Close, New Milton, Hampshire. BH25 5JH**

**£745,000**



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







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A spacious detached Five Bedroom property with detached double garage situated in a peaceful secluded setting yet within easy reach of New Milton Town Centre, Schools, Leisure centre and travel facilities.





## ENTRANCE PORCH

Outside light and UPVC double glazed door with matching side screen leads to:

## ENTRANCE HALL (13' 6" X 5' 10") OR (4.12M X 1.77M)

Coved and textured ceiling, half turn staircase to first floor landing which is flooded with natural light with dormer window above. Radiator, power points, wall mounted central heating thermostat, one wall light point, two ceiling light points, smoke detector, hall storage cupboard, door providing access to walk-in airing cupboard with lagged hot water cylinder with fitted immersion heater and slatted shelving above, ceiling light point, power point and door leads to:

## SITTING ROOM (22' 3" X 12' 1") OR (6.77M X 3.69M)

A delightful triple aspect room with views overlooking the garden with feature bay window to front. Two double panel radiators, attractive red brick fireplace surround with wooden mantel above and quarry tiled hearth. TV aerial points, three wall light points, double opening multi-glazed doors provide access through to:

## DINING ROOM (9' 5" X 8' 9") OR (2.86M X 2.66M)

Ceiling light point, two wall light points, radiator, return door to hallway and sliding patio doors provide access to:

## CONSERVATORY (9' 9" X 8' 0") OR (2.97M X 2.45M)

Of part brick and part UPVC double glazed construction under a pitched double glazed roof with fitted roof blinds and window blinds, attractive tiled flooring, double panelled radiator with independent thermostat, power points and double opening doors provide access to rear garden. Numerous window openers, ceiling fan with light.

## KITCHEN/DINING ROOM (14' 7" X 9' 9") OR (4.44M X 2.96M)

Attractive beamed ceiling, ceiling strip light, ceiling downlights in dining area, UPVC double glazed window overlooks front garden aspect with double glazed door and matching side screens provides access to garden. Comprehensive range of eye level and floor mounted limed Oak kitchen units with laminated roll top work surfaces with Franke stainless steel sink with single drainer with swan necked mixer tap above. Fitted eye level Hotpoint double oven and grill with storage cupboard above and beneath. Fitted Creedal four ring gas hob, filter hood, under unit strip lighting, full size Creda dishwasher, under counter fridge, power points, tiled splash backs, wall mounted extractor, double panelled radiator, space for dining table, numerous power points, door to hallway which also links through to Utility Room.

## UTILITY ROOM (8' 9" X 5' 0") OR (2.67M X 1.52M)

Ceiling strip light, UPVC double glazed door provides access to rear garden. Wall mounted Glow Worm Economy F gas fired central heating boiler. Comprehensive range of eye level and floor mounted storage units with laminated roll top work surfaces with stainless steel sink and swan necked mixer tap. Space and plumbing for automatic washing machine and tumble dryer. Space for upright fridge/freezer.

## BEDROOM 1 (12' 11" X 12' 2") OR (3.94M X 3.70M)

Ceiling light point, two wall light points. Attractive bay window overlooking front garden aspect with radiator beneath, power points and door leads to:

## EN SUITE BATH AND SHOWER ROOM (6' 10" X 5' 7") OR (2.09M X 1.69M)

En-Suite bathroom with grey coloured suite comprising panelled enclosed bath with twin hand grips and mixer taps with separate Triton shower unit above. Pedestal wash hand basin with hot and cold tap with shaver socket and strip light, mirror above. Low level WC, radiator.

## BEDROOM 2 (9' 11" X 13' 0") OR (3.01M X 3.96M)

Ceiling light point, UPVC double glazed window, radiator, power point.

## BEDROOM 3 (9' 8" X 6' 11") OR (2.95M X 2.11M)

Currently used as a Study with ceiling light point, UPVC double glazed window facing side aspect with radiator beneath, power points.

## BATHROOM (6' 9" X 5' 6") OR (2.06M X 1.67M)

Ceiling light, opaque UPVC double glazed window to rear. Cream coloured suite comprising panelled enclosed bath with mixer taps with separate Triton shower unit above. Pedestal wash hand basin with hot and cold tap with strip light and shaver point above. Low level WC, radiator, tiling to full height, wall mounted extractor.

## FIRST FLOOR LANDING (15' 1" X 5' 10") OR (4.61M X 1.78M)

Ceiling light, UPVC double glazed dormer window to front overlooking the garden with radiator beneath. Door leads to eaves storage cupboard and door leads to:

## BEDROOM 4 (13' 6" X 12' 10") OR (4.11M X 3.92M)

Bright and airy room with large Velux window facing front aspect, radiator, TV aerial point, power points, door provides access to walk-in loft storage space which is boarded and benefits from light and also provides access to the water tanks and TV booster.

## EN SUITE BATH AND SHOWER ROOM

Ceiling light point, ceiling extractor, Velux window facing rear aspect, tiling to full height. Cream coloured suite comprising panelled enclosed bath with mixer taps with separate Triton electric shower above. Wash hand basin with hot and cold tap with strip light and shaver point above. Low level WC, radiator.

## BEDROOM 5 (12' 10" X 12' 3") OR (3.92M X 3.73M)

A fantastic sized double bedroom with ceiling light point, large Velux window facing front aspect, radiator, door provides access to eaves storage cupboard, power points.



## OUTSIDE

A private drive provides access to the property which is located at the end of the close which provides an attractive approach to this property tucked away and concealed from the road. The property benefits from:

## DETACHED DOUBLE GARAGE (18' 8" X 17' 4") OR (5.68M X 5.29M)

Of brick construction under a pitched and tiled roof in keeping with the property with LED security floodlight illuminating the driveway area. Large timber up and over door which is double width providing access to the garage, light and power with sizeable eaves storage space above with glazed window to one side and timber door providing access to garden.

## FRONT GARDEN

The front garden is like a back garden being screened from all neighbouring properties and benefits from a South/Westerly aspect. Footpath leads to front door and kitchen door entrance. The front garden is enclosed by a mixture of Evergreen hedging, 6 ft high panelled fencing, mature shrubs and bushes providing a private peaceful setting. Path leads to side gate which then leads to:

## REAR GARDEN

Sizeable rear garden. Once again the garden is well screened from any neighbouring properties all that can be seen are roof tops and sky line with no big trees shielding the garden from sunlight. The garden is enclosed by close board fencing and Evergreen hedging with well stocked shrub borders, outside water tap, tool shed, external water butts.

## VIEWING ARRANGEMENTS

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

## DIRECTIONAL NOTE

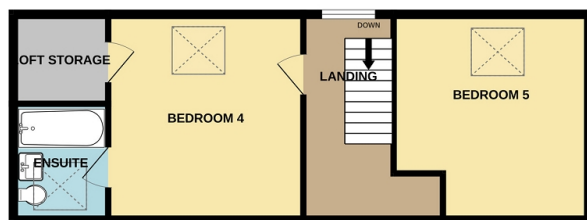
From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge turning left at Lake Grove Road. taking the 4th turning left into Fernhill Road and Pond Close is on the right.



GROUND FLOOR  
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1657 sq.ft. (154.0 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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