



## 1 Glebe Cottages, Church Lane, New Milton, Hampshire, BH25 6QL



***SUPERB MODERN DETACHED HOME NEAR TOWN!***  
*A splendid opportunity to purchase a recently built (2013) three bedroom, three bath/ shower room detached house with a superb large open plan living and kitchen area measuring 29' x 19'. 'Tucked away' but convenient location close to town/amenities, and viewing recommended.*

**Price....£585,000**



- **Three Bedrooms**
  - **Three Bath/Shower Rms**
  - **29' Open Plan Living**
  - **Pleasant Gardens**
- **Garage & Driveway**
  - **20' Carport**
  - **Remainder of NHBC**
  - **Viewing Recommended**

Front door opens to:

ENTRANCE HALL: Radiator, control panel for alarm system, staircase to first floor, window to front, radiators, cupboard, ceiling down lighters. Door to:

CLOAKROOM: Window, WC, wash hand basin, tiled floor, radiator, extractor fan, ceiling down lighters.

KITCHEN: 12'0" x 12'0" approx measurements. (3.66m x 3.66m approx measurements.) Range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards with down lighting, power points, ceiling down lighters, inset sink unit, integrated appliances comprising wine cooler, double oven, five burner hob, hood, fridge/freezer, dishwasher. Open plan design leading into living room.

UTILITY ROOM: Stable door, second control panel for alarm system, window to rear garden, radiator, power points, tiled floor, inset sink unit, space for washing machine, space for tumble dryer, range of base cupboards and full height cupboard, ceiling down lighters.

LIVING/DINING ROOM: 19'7" x 17'5" (5.97m x 5.31m) This impressive large area has double aspect with window to side and feature bi-fold doors to garden, feature fireplace, five amp light points, power points, TV aerial points, telephone point, radiator, ceiling down lighters.

FIRST FLOOR LANDING: Large windows with view to front, cupboard, power points, hatch to loft space which is boarded and has power and light, ceiling light point. Door to:

BEDROOM ONE: 13'3" x 11'0" (4.04m x 3.35m) Double aspect with windows to side and rear, fitted mirrored wardrobe, radiator, power points, TV aerial point, ceiling light point. Door to:

EN SUITE: Velux window, WC, wash hand basin, shower, fitted cabinets, tiled floor, contemporary style heated towel rail, part tiled walls, extractor fan, ceiling down lighters.

BEDROOM TWO: 12'0" x 12'0" (3.66m x 3.66m) Window to rear, built-in mirrored wardrobe, radiator, power points, TV aerial point, ceiling light point. Door to:

EN SUITE: Velux window, WC, wash hand basin, shower, tiled floor, part tiled walls, contemporary style heated towel rail, fitted cabinets, extractor fan, ceiling down lighters.

BEDROOM THREE: 12'0" x 9'9" (3.66m x 2.97m) Window to rear, built-in mirrored wardrobe, TV aerial point, radiator, power points, ceiling light point.

BATHROOM: Velux window, WC, wash hand basin, bath, fitted cabinet, tiled floor, contemporary style heated towel rail, part tiled walls, extractor fan, ceiling down lighters.

OUTSIDE:

FRONT: There is a driveway to the front with lighting, as well as the single garage and adjoining 20' carport/open garage.

GARAGE: 20'0" x 10'0" (6.10m x 3.05m) Up and over door at front, light, power, hatch to loft space with storage, gas boiler.

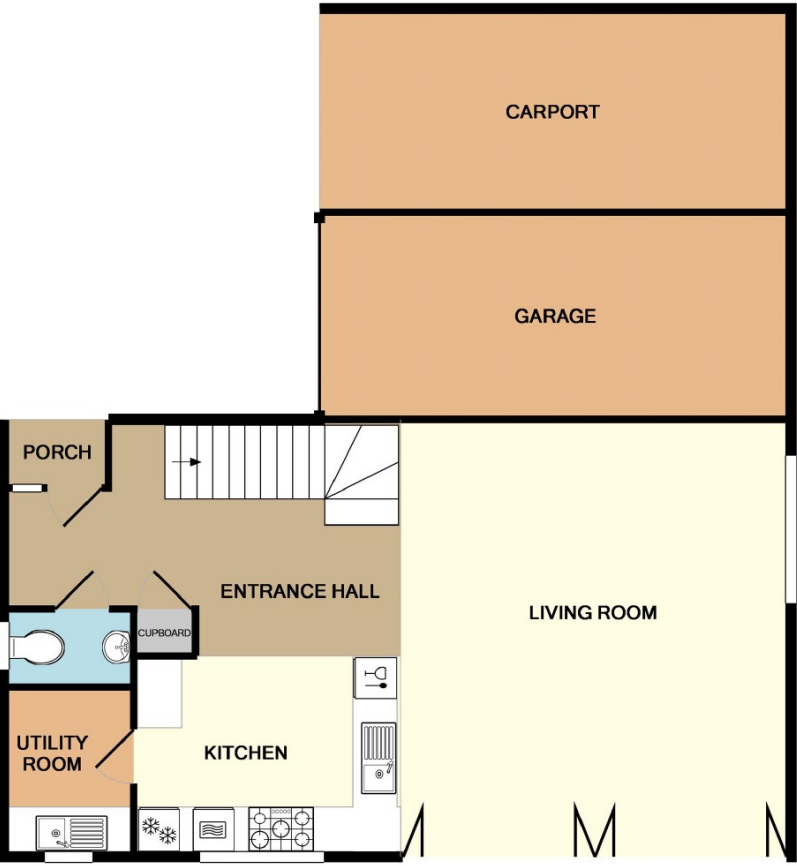
REAR: There are gardens to the side and rear, with the main garden being to the rear comprising lawn with paved patio. Outside power points. Large garden shed. Outside lighting.

EPC RATING: B, COUNCIL TAX BAND: E

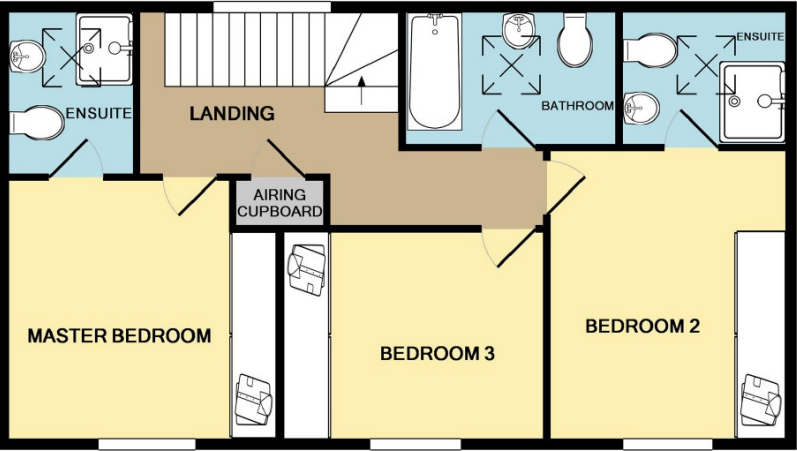
APPROX FLOOR AREA: 1388 sq ft (129 sq m)

DIRECTIONS: From our office bear left into Old Milton Road, take the first exit at the mini roundabout and continue to the T-junction of Lymington Road turning right onto this. Turn right into Church Lane and continue to the end where the property can be found on the left.

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including any reference to the floor area are approximate and should not be relied upon for any purpose. Nothing in these details shall be deemed a statement that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order or are 'fit for purpose'. To show as much as possible, photographs may have been taken with a wide angle lense, and items depicted may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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