



HAYWARD FOX

O.I.E.O. £430,000

88 DOE COPSE WAY, NEW MILTON, HAMPSHIRE. BH25 5GN

www.haywardfox.co.uk





FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 136.6 SQ.M. (1470 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THIS MODERN FOUR BEDROOM DETACHED HOUSE, SITUATED ON THE POPULAR CREST DEVELOPMENT WITH LARGE CONSERVATORY/FAMILY ROOM AND NO FORWARD CHAIN.

ENTRANCE HALL, CLOAKROOM, SITTING ROOM ONTO LARGE CONSERVATORY/FAMILY ROOM, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS (MAIN BEDROOM WITH EN SUITE SHOWER ROOM), FURTHER BATHROOM/W.C., INTEGRAL GARAGE WITH UTILITY AREA, OFF ROAD PARKING, SOUTH FACING GARDENS.

Appointments must be made via the Vendors Agents **Hayward Fox**

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered entrance with outside light, UPVC double glazed front door to:

ENTRANCE HALL: Radiator, understairs storage cupboard.

CLOAKROOM: Comprising wash hand basin with tiled splashback, low level w.c., tiled flooring, obscure UPVC double glazed window.

KITCHEN: 14'9" x 9'2" (4.5m x 2.79m) Being part tiled comprising single bowl single drainer sink unit, adjoining roll edge work surfaces with drawers and cupboards below, space for cooker with extractor over, space and plumbing for dishwasher, range of matching wall mounted units, further space for up-right fridge/freezer, radiator, wall mounted shelved unit, UPVC double glazed window overlooking front gardens, further double glazed door giving side access.

SITTING ROOM: 14'11" x 11'11" (4.55m x 3.63m) Attractive fireplace with inset coal effect gas fire, two radiators, square arch through to:

IMPRESSIVE CONSERVATORY/DINING ROOM: 13' x 12'2" (3.96m x 3.71m) With two radiators, UPVC double glazed windows and double opening casement doors to the rear garden.

SEPARATE DINING ROOM: 12' x 10' (3.66m x 3.05m) Radiator, UPVC double glazed window overlooking rear garden.

Stairs from entrance hall lead to:

FIRST FLOOR LANDING: Hatch to loft space, built in airing cupboard housing hot water cylinder, UPVC double glazed window.

BEDROOM ONE: 14'4" x 11'7" (4.37m x 3.53m) Radiator, UPVC double glazed window overlooking rear aspect.

SHOWER ROOM: Well modernised and fully tiled comprising inset wash hand basin with mixer tap, cupboard below, low level w.c., tiled shower cubicle with separate shower over, heated chrome ladder towel rail, tiled flooring, obscure UPVC double glazed window overlooking side aspect.

BEDROOM TWO: 11'6" x 9' (3.51m x 2.74m) Range of built in wardrobe cupboards, radiator, UPVC double glazed window overlooking rear aspect.

BEDROOM THREE: 9'7" x 9'2" (2.92m x 2.79m) Radiator, UPVC double glazed window overlooking front aspect.

BEDROOM FOUR: 8'7" x 7'6" (2.62m x 2.29m) Wood flooring, radiator, UPVC double glazed window overlooking front aspect.

BATHROOM/W.C. Being tiled comprising pedestal wash hand basin, low level w.c., bath with mixer tap and shower attachment, UPVC double glazed window overlooking front aspect.

OUTSIDE:

THE FRONT GARDENS are well enclosed by mature hedging with small area of lawn and shrub and flower borders. There is off road parking for two cars and outside water tap, leading to:

GARAGE: 20'8" x 8'9" (6.3m x 2.67m) maximum measurements incorporating **UTILITY ROOM** with up and over door, power and lighting, comprising single bowl single drainer sink unit with space and plumbing for washing machine and separate drier below, wall mounted Potterton gas fired central heating boiler, window and door giving side access, personal door to entrance hall.

Side gate gives pedestrian access to:

THE REAR GARDEN, enclosed by fencing, laid to lawn with a semi wooded backdrop to the rear.

EPC RATING: D (current 55, potential 73)

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a westerly direction along Old Milton Road, continuing across the mini roundabout, taking the first turning right into Gore Road. Continue for approximately half a mile, turning right into Stem Lane and proceed for approximately a third of a mile, taking the sixth turning right into Doe Copse Way, where the property is situated approximately 600 yards along on the right hand side and is numbered.