



15 Forest Oak Drive, New Milton, Hampshire. BH25 5NT

£524,950



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





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A well presented four bedroom detached house located in a highly sought after position within a short distance of New Milton town centre and train station. Features of the property include Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom, En-Suite Shower Room, Bathroom, off road parking, Garage, private rear garden.



ENTRANCE HALL

Accessed via a composite front door with matching side screen. Smooth finished ceiling, ceiling light point, staircase to first floor landing, door provides access to Garage. Panelled radiator, thermostatic control for central heating.

CLOAKROOM

Smooth finished ceiling, ceiling light, extractor fan, low level WC, wall hung wash hand basin with tiled splash back, mirror over, panelled radiator.

SITTING ROOM (20' 0" X 11' 2") OR (6.09M X 3.41M)

Double glazed sliding patio doors providing both views and access onto rear garden with two UPVC double glazed windows to side elevation. Smooth finished ceiling, two ceiling light points, power points, TV aerial point, flame effect gas fire with stone surround, hearth and wooden mantel. Two double panelled radiators, double opening glazed doors providing access to:

DINING ROOM (13' 4" X 8' 10") OR (4.07M X 2.69M)

UPVC double glazed bay window, ceiling light, smooth finished ceiling, panelled radiator, power points.

KITCHEN/BREAKFAST ROOM (11' 10" X 10' 5") OR (3.61M X 3.18M)

Aspect to both rear and side elevations through UPVC double glazed windows. Smooth finished ceiling, two ceiling light points, single bowl, single drainer composite sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer and washing machine. Fitted electric oven, four ring gas hob with extractor fan over. Eye level storage cupboards, additional work surface with base drawers and cupboards beneath and display shelving to end, double panelled radiator, UPVC double glazed door providing access onto side elevation.

FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, smoke detector, hatch to loft area. Airing cupboard housing pre-lagged hot water cylinder and slatted shelving over.

BEDROOM 1 (12' 7" X 11' 9") OR (3.83M X 3.59M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, recessed wardrobes comprising two double units with hanging rails and shelving. Plus large storage cupboard.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to front. Smooth finished ceiling, ceiling light, extractor fan, low level WC, pedestal wash hand basin with tiled splash back and mirror over. Corner shower cubicle with glazed shower screen and tiled walls, panelled radiator.

BEDROOM 2 (9' 10" X 8' 8") OR (2.99M X 2.64M)

Aspect to the rear elevation through UPVC double glazed window. Double recessed wardrobe with hanging rail and shelf. Ceiling light, panelled radiator, power points.

BEDROOM 3 (7' 9" X 11' 9") OR (2.36M X 3.57M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator, recessed double wardrobe with hanging rail and shelf.

BEDROOM 4 (8' 2" X 11' 7") OR (2.50M X 3.53M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, smooth finished ceiling, panelled radiator, recessed double wardrobe, power points.

BATHROOM

Obscure UPVC double glazed window to rear, smooth finished ceiling, extractor fan, panelled bath unit with monobloc mixer tap and hand held shower attachment, part tiled wall surrounds, large mirror over. Radiator, low level WC, pedestal wash hand basin with tiled splash back and mirror over.

OUTSIDE

There is a lawned area to the front of the property with a driveway providing off road parking for two/three cars subject to size and access to both the front door and garage.

GARAGE

Remote controlled Up and over door, power and light, consumer unit, wall mounted gas fired boiler.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder being mostly laid to lawn with a paved pathway providing access to an enclosed area which has picket fencing and is designed for easy maintenance being mainly shingled with paving and Summerhouse. There is a raised flower bed to the rear boundary and the garden is enclosed behind close boarded panelled fencing.

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 continue over the railway bridge into Fernhill Lane continue until reaching Hollands Wood Drive on the right then first right off Hollands Wood Drive.

COUNCIL TAX

The council tax for this property is band E



PLEASE NOTE

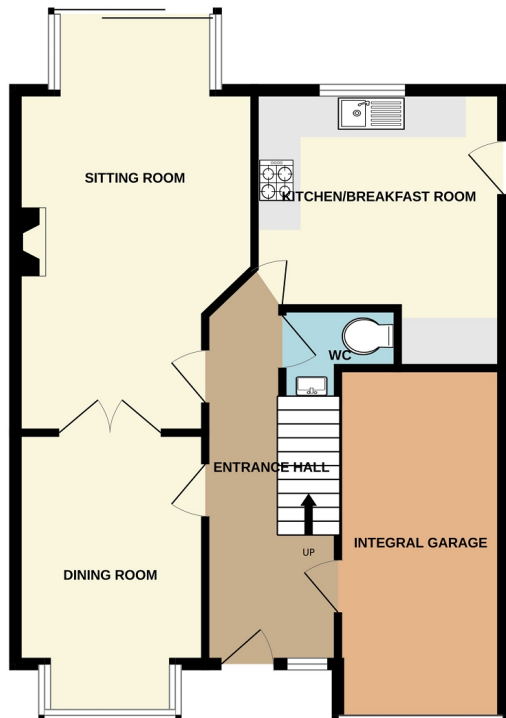
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

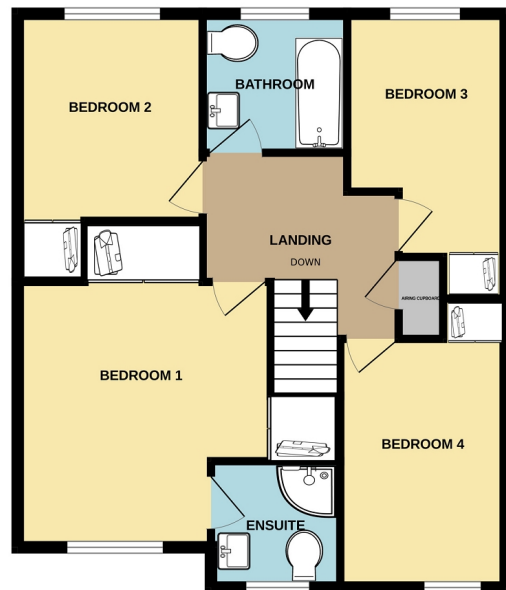
The EPC rating for this property is D64



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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