

31 Brook Avenue North

New Milton, BH25 5HE

SPENCERS







Situated on one of New Milton's established residential roads, this substantial four-bedroom detached home offers approximately 1,909 sq ft of accommodation, together with a detached garage and useful garden studio. The property provides a flexible arrangement of reception and bedroom space, with excellent scope for a new owner to update and personalise over time. Offered with no onward chain.

The Property

The front door opens into a central entrance hall, from which the principal ground-floor rooms are arranged. Positioned towards the front is a reception room, currently shown as a playroom/third bedroom. Its proportions and bay window make it a particularly versatile space, lending itself equally well to use as a formal dining room, snug, guest bedroom or family room depending on individual requirements.

To the back of the house is a generous sitting room with a wide bay window, creating a bright and comfortable main reception space with plenty of room for larger seating arrangements.

The kitchen is a particularly good size and forms one of the main hubs of the ground floor. There is ample room for storage and preparation space, together with a central island, while the room's proportions give a future purchaser plenty of opportunity to update the layout in a more contemporary style if desired.

Adjoining the kitchen is a separate dining room, providing a natural space for everyday family meals and entertaining. Its position alongside the kitchen also offers the potential, subject to any necessary consents, to consider a more open-plan arrangement in the future.

£800,000

4 2 2







The Property Continued…

Also on the ground floor is a useful study, ideal for anyone working from home, alongside a further bedroom and a shower room. This gives the ground floor a particularly flexible layout and makes the house well suited to families needing guest accommodation, multigenerational living or additional work-from-home space.

The first floor provides two further substantial bedrooms. The principal bedroom is especially generous, with built-in storage and access into the eaves, while the second bedroom also offers excellent proportions and additional fitted storage. A family bathroom is positioned off the landing.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



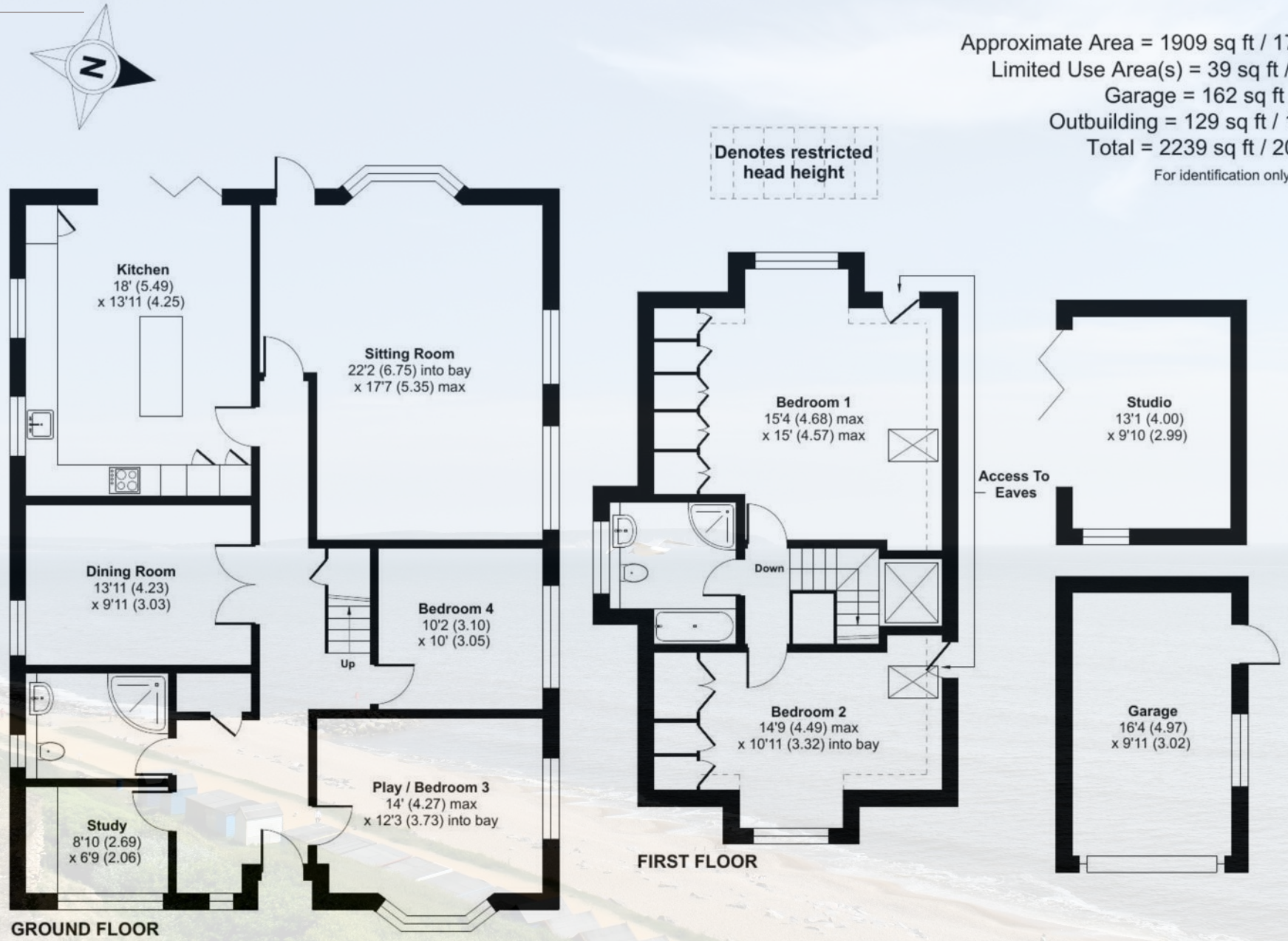






FLOOR PLAN

Approximate Area = 1909 sq ft / 177.3 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Garage = 162 sq ft / 15 sq m
Outbuilding = 129 sq ft / 11.9 sq m
Total = 2239 sq ft / 207.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1519765















Outside, there is a generous rear garden, driveway parking and additional outbuilding space, while New Milton town centre, the mainline station and the wider coast are all within easy reach.

Grounds & Gardens

Outside, the property benefits from a detached garage providing secure parking and storage, together with a separate garden studio. The studio is a particularly useful addition and could work well as a home office, gym, hobby room or creative space, again adding to the flexibility of the overall accommodation.

The south-westerly facing rear garden is a particularly attractive feature of the property, with a broad lawn bordered by mature planting, shrubs and established trees. A paved terrace sits directly to the rear of the house, providing an obvious space for outdoor dining and seating, while a stepping-stone path leads across the lawn towards the detached timber studio, which has its own decked terrace. The garden has a pleasant, established feel with good screening from the surrounding planting.

Additional Information

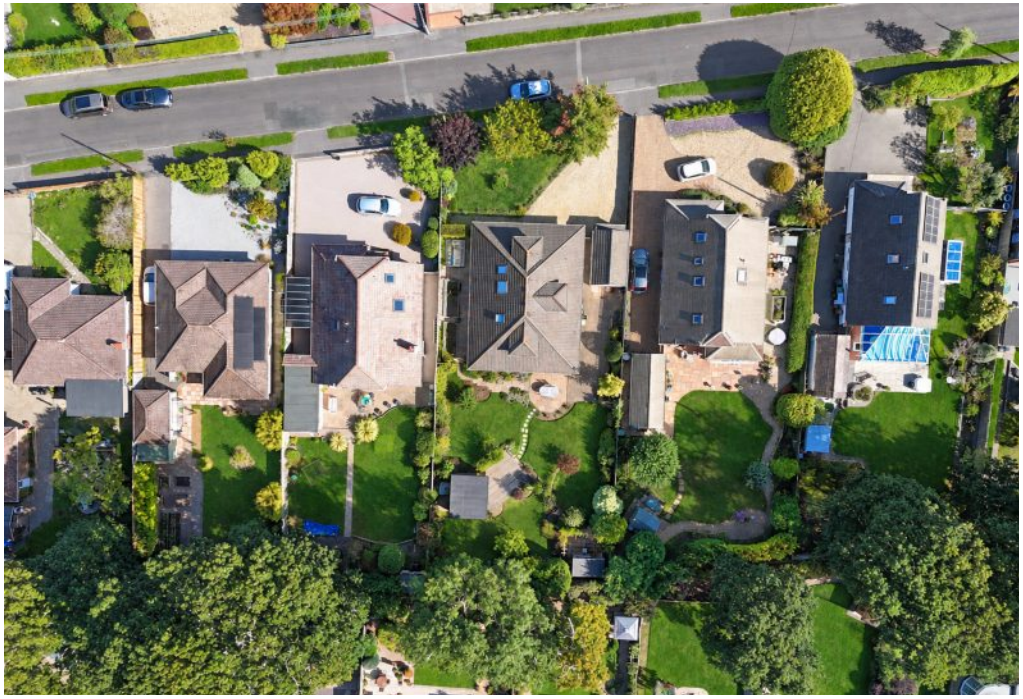
Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: E Current: 69 Potential: 79

All mains services connected
Heating: Gas central heating
Flood Risk: Very low
Parking: Driveway & garage
Property Construction: Traditional brick and block

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property.
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.







The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south.

This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision. There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark. Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.

Points of Interest

New Milton centre and train station	0.8 miles
Ballard School	0.8 miles
The Arnewood School	1.3 miles
Tesco Superstore	1.7 miles
Durlston Court School	2.0 miles
Barton on Sea cliff top	2.3 miles
Chewton Glen Hotel & Spa	2.3 miles
The Cliff House restaurant	2.5 miles
Bournemouth Airport	11.0 miles
Bournemouth Centre	13.8 miles
London	99.8 miles



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