

3 Woodside Lane

Ashley, New Milton, BH25 5BN

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COASTAL


SMEG





Impeccably presented throughout, this exceptional five-bedroom detached thatched residence offers an abundance of character, individuality, and generous living accommodation. Set within a private gated plot on one of the area's most prestigious roads, the property perfectly combines timeless charm with contemporary family living.

The Property

A charming covered porch opens into a welcoming entrance hall, complete with understairs storage and a downstairs cloakroom. Rich oak finishes and traditional detailing create an immediate sense of warmth and quality throughout the home.

To the left, an impressive dual-aspect formal sitting room provides a bright yet cosy living space, enhanced by exposed timber beams and a striking feature fireplace with new gazco log burner. Double casement doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living. The ground floor further benefits from a spacious separate dining room with timber-effect flooring, flowing effortlessly into a stunning triple-aspect sun lounge flooded with natural light. Large bi-fold doors extend onto the garden, while an additional gazco log burner creates an inviting atmosphere year-round. Oak double doors lead through to a secluded and versatile fully fitted home office.

Completing the ground floor is a beautifully designed contemporary kitchen/breakfast room finished in neutral tones, featuring a marble-effect central island, Smeg range cooker, and integrated Neff dishwasher. Adjacent is a separate utility room accommodating a large American-style Samsung fridge/freezer, additional loft storage, and an enclosed boiler room.

Guide Price
£1,000,000 - £1,100,000

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Ideally suited as a substantial family home, coastal retreat, or investment opportunity, it enjoys a highly desirable location close to both the coast and the New Forest.

The Property Continued…

An engineered oak staircase rises to the spacious first floor, recently refreshed with quality carpeting throughout. This level comprises three generously proportioned bedrooms. To the rear, the first bedroom is a spacious double enjoying pleasant views across the garden and woodland beyond.

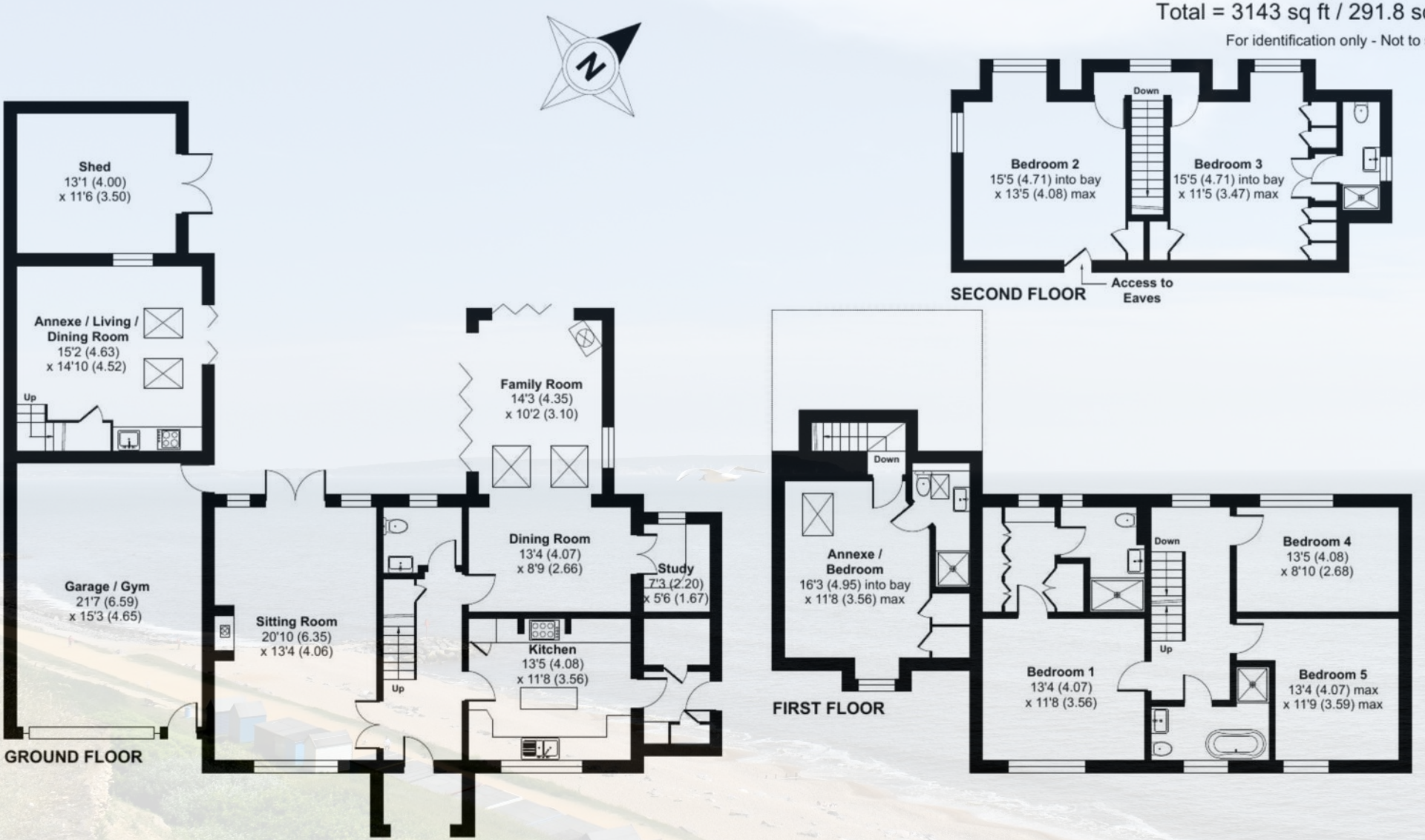
A second large double bedroom also benefits from an abundance of natural light and a bright, airy feel. Serving these rooms is a beautifully appointed family bathroom finished with premium Porcelanosa tiling, incorporating a walk-in shower, central bathtub, WC, and heated towel rail.

The principal suite is particularly impressive, offering substantial proportions alongside a dedicated dressing area and walk-in wardrobe, leading through to a superbly finished en-suite shower room continuing the elegant Porcelanosa finish, complete with separate wash basin and WC.

The second floor provides two further substantial guest bedrooms. One offers a spacious king-sized layout with exposed beams, eaves storage, and elevated views across the garden and woodland.

Opposite, the fifth bedroom features fitted wardrobes and access to a cleverly designed concealed en-suite shower room with contemporary fittings and finishes.

Approximate Area = 2168 sq ft / 201.4 sq m
Annexes = 494 sq ft / 45.8 sq m
Garage = 330 sq ft / 30.6 sq m
Outbuilding = 151 sq ft / 14 sq m
Total = 3143 sq ft / 291.8 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.
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Annexe

Beyond the main residence, the property also benefits from a superb self-contained annexe, ideal for guests, multi-generational living, or independent accommodation. Accessed via contemporary UPVC bi-fold doors, the annexe opens into a bright open-plan living space with engineered wood flooring, vaulted ceilings, and Velux roof windows allowing excellent natural light throughout. The stylish kitchen area is fitted with modern cabinetry and integrated Bosch appliances including an induction hob, oven, microwave, extractor hood, under-counter fridge, ceramic sink with mixer tap, and useful understairs storage.

To the first floor, the annexe offers a generous double bedroom with fitted storage, recessed lighting, TV point, vaulted ceiling, and windows to both the front elevation and roofline. Completing the accommodation is a contemporary en-suite shower room with walk-in glazed shower, concealed-cistern WC, wash hand basin, full tiling, Velux roof window, and spotlighting.















Grounds & Gardens

Externally, the property continues to impress with beautifully landscaped grounds with Hampton flower show, award winning Easi grass and excellent ancillary accommodation. A substantial storage shed is positioned alongside the annexe.

Twin Iroko hardwood gates open onto a large block-paved driveway providing extensive off-road parking. Mature hedging offers a high degree of privacy, while the frontage has been thoughtfully designed for low-maintenance enjoyment with artificial lawn, a secluded patio seating area, and an attractive brick-built well with slate roof detailing. A paved pathway provides convenient side access, while the garden enjoys a particularly private aspect backing directly onto mature woodland.

Additional features include a substantial timber outbuilding with power and lighting, together with a garage currently utilised as a gym, complete with electric roller door and direct garden access.





Additional Information

Tenure: Freehold
Council Tax Band: Main house - E Annexe - A
Energy Performance Rating: C Current: 75 Potential: 80

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

The property also has an Electric Vehicle (EV) charging point installed.

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).
Broadband: ADSL Copper-based phone landline

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

Points of Interest

Barton on Sea Cliff Top	2.6 miles
Pebble Beach Restaurant	2.6 miles
Chewton Glen Hotel & Spa	2.7 miles
Durlston Court School	2.7 miles
The Cliff House Restaurant	2.9 miles
Ballard School	1.5 miles
The Arnewood School	1.7 miles
Tesco Superstore	1.6 miles
New Milton Centre and Train Station	1.1 miles
New Forest	5.2 miles
Bournemouth Airport	11.1 miles
Bournemouth Centre	13.9 miles
London (1 hour 45 mins by train)	100 miles





The Local Area

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.

Important Notice

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 for 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.



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