

1 Oak Road

Ashley, New Milton, BH25 5BE

SPENCERS







A spacious and beautifully presented detached bungalow, comprehensively refurbished by the current owners in recent years, offering versatile three/four bedroom accommodation, generous parking and an attractive wraparound garden. The standout feature is the impressive open-plan kitchen, dining and family room with bi-fold doors onto the garden, complemented by a separate sitting room and flexible fourth bedroom/study. The principal bedroom benefits from an en-suite, while outside there is a substantial driveway, large garage and detached garden lodge. Conveniently positioned for New Milton town centre and railway station.

The Property

The kitchen is a particular highlight of the property, forming part of a superb open-plan kitchen, dining and family room. Fitted with a comprehensive range of contemporary units and generous work surfaces, the space is centred around a substantial island which provides both additional preparation space and informal seating.

There is ample room for a large dining table and a comfortable family seating area, making this a very sociable part of the home. A lantern roof draws in plenty of natural light, while wide bi-folding doors open directly onto the garden and create an excellent connection between the inside and outside spaces.

The principal bedroom enjoys its own en-suite shower room together with direct access onto the rear garden. There are two further bedrooms and a well-appointed family bathroom, all presented in keeping with the high standard of refurbishment found throughout the property.

£650,000

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Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 68 Potential: 84

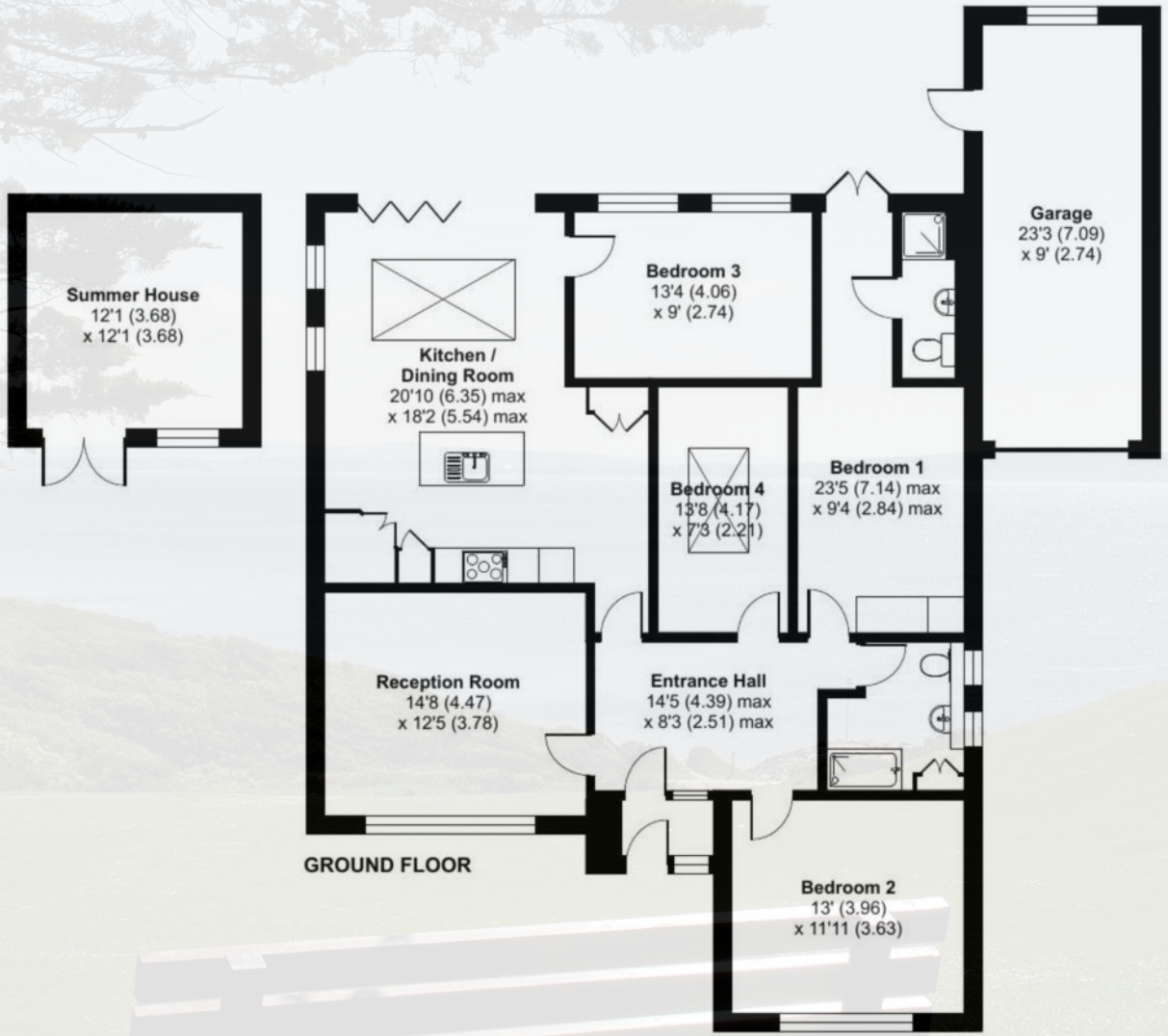
All mains services connected
Heating: Gas central heating

Flood Risk: Very low
Parking: Driveway & garage
Property Construction: Traditional brick and block

Broadband: Satellite
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.

FLOOR PLAN

Approximate Area = 1370 sq ft / 127.3 sq m
Garage = 210 sq ft / 19.5 sq m
Summer House = 148 sq ft / 13.7 sq m
Total = 1728 sq ft / 160.5 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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Grounds & Gardens

Outside, the property is approached across a substantial driveway providing ample off-road parking and turning space, together with access to a large garage.

The rear garden is a real feature of the home, wrapping around the bungalow and providing a combination of lawn, decking and seating areas. A covered entertaining area creates an ideal space for outdoor dining, while a detached garden lodge offers further flexibility as a home office, studio or hobby room.

Points of Interest

Barton on Sea Cliff Top	2.0 miles
Pebble Beach Restaurant	2.4 miles
Chewton Glen Hotel & Spa	2.0 miles
New Milton Centre and Train Station	0.7 miles
The Cliff House Restaurant	2.6 miles
Tesco Superstore	0.7 miles
Highcliffe	3.1 miles
Christchurch	6.9 miles
Bournemouth Airport	11.0 miles
Bournemouth Centre	13.4 miles
London	100 miles

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.





The Local Area

New Milton sits in a prime location, with the New Forest just 2.5 miles to the north and Barton on Sea to the south. This thriving market town attracts families, drawn by its strong sense of community, excellent range of facilities, mainline railway station, and highly regarded schools.

There are several acclaimed independent schools nearby, including Durlston Court and Ballard School, both rated Excellent. State education is equally well served, with New Milton Infant School judged Outstanding, New Milton Junior School rated Good, and Arnewood School rated Good, with an Outstanding 16–19 study programme.

The town centre offers an excellent selection of shops, including a traditional butcher and bakery, M&S Food, and a long-established quality department store. Leisure facilities include an arts centre with a varied programme of performances and workshops, a health and sports centre with a swimming pool, a recreation ground, and a skatepark.

Dining options are equally diverse, ranging from gastropubs such as The Cliff House and relaxed coastal dining at Pebble Beach, to the renowned The Kitchen, the restaurant and cookery school at Chewton Glen Country House Hotel, overseen by TV chef James Martin.

New Milton expanded following the arrival of the railway in the late nineteenth century, with direct train services to London taking around two hours. As a result, the town offers a varied mix of property, including character homes, modern family houses on tree-lined avenues, and substantial country properties bordering the New Forest.



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