

1 Merlewood Court

Lyon Avenue, New Milton, BH25 6AP

SPENCERS







A substantial three/four-bedroom detached chalet bungalow occupying a sought-after position in Lyon Avenue, New Milton, with a particularly attractive and well-established rear garden forming one of the key features of the property. The accommodation is both generous and versatile, currently laid out with two separate reception rooms, a conservatory, kitchen/breakfast room and utility room, together with three further bedrooms upstairs and a detached double garage.

The Property

The ground floor is arranged around a central hallway and offers a well-balanced mix of reception and practical living space. To the front of the house, the sitting room is a particularly generous size and extends into a bay window, creating a bright and comfortable main living area with plenty of room for larger furniture.

From here, the accommodation flows through into the dining area, creating a sociable and flexible space for family meals and entertaining. The dining area in turn opens into the conservatory, which provides a further extension of the living space and enjoys a pleasant outlook towards the garden.

The kitchen/breakfast room is positioned to the rear of the property and is well proportioned for everyday family use, with space for informal dining alongside the main kitchen area. A separate utility room sits conveniently alongside, adding valuable storage and workspace and helping to keep the kitchen itself uncluttered.

Also on the ground floor is an additional reception room, adding further flexibility to the accommodation. This versatile space could be used as a family room, snug or home office, while also offering the potential to serve as a comfortable guest room when required. The nearby shower room makes it particularly practical for visiting guests or multi-generational living.

£600,000

3 2 2







The Property Continued…

Upstairs, there are three further bedrooms arranged off the landing. The principal bedroom is notably spacious and with both bedrooms to the front having dormer windows, this creates a bright, comfortable feel. All bedrooms are well-proportioned doubles.

A family bathroom completes the first-floor accommodation.

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.







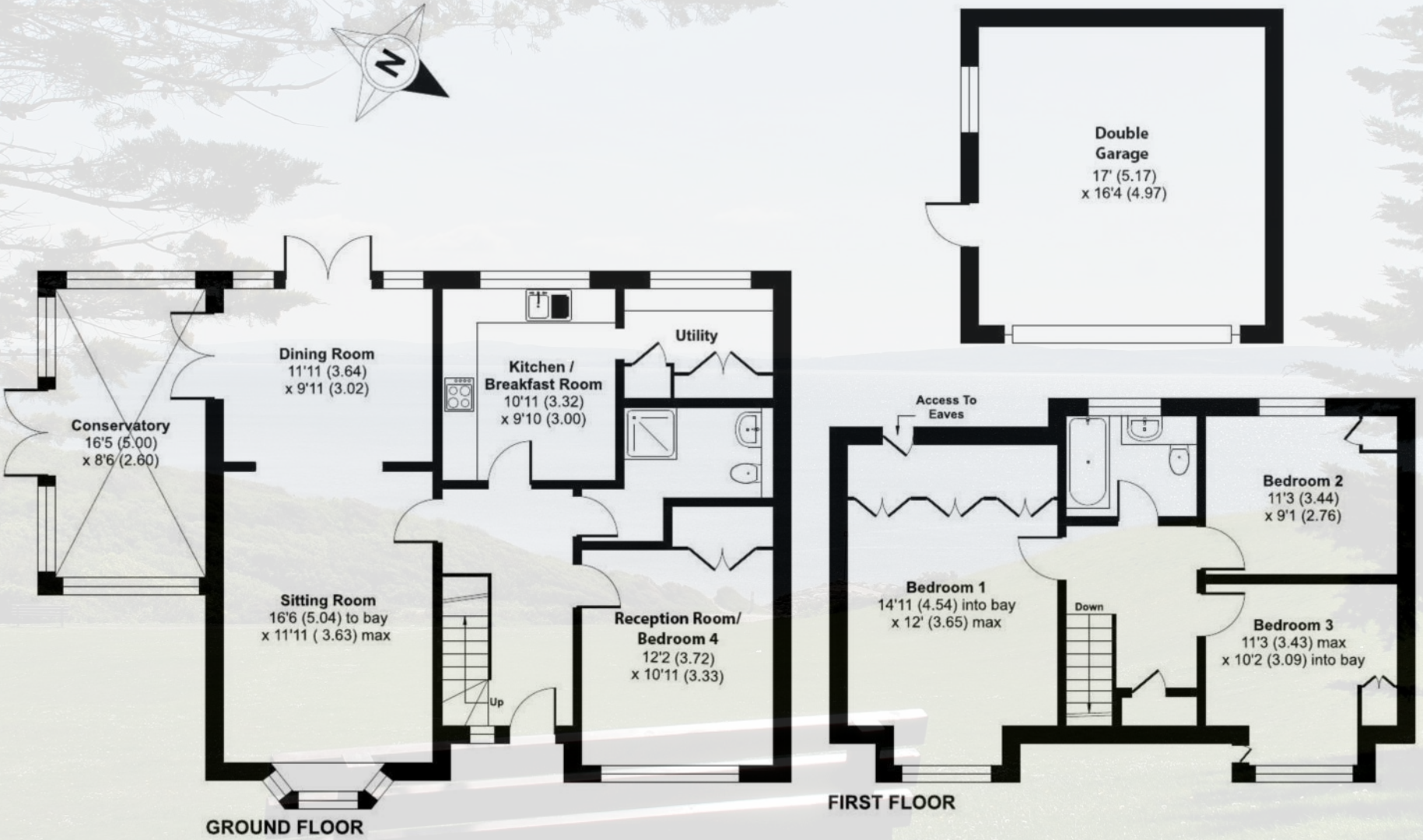






FLOOR PLAN

Approximate Area = 1542 sq ft / 143.2 sq m
Garage = 278 sq ft / 25.8 sq m
Total = 1820 sq ft / 169 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: 1524859













Grounds & Gardens

The rear garden is a real strength of the property and adds significantly to the overall appeal of the home. Well established and offering a good degree of space, it provides plenty of scope for outdoor seating, entertaining and family use, while also giving the house an attractive green outlook from the rear-facing rooms.

A substantial double garage sits separately from the main house and provides useful parking, storage or workshop space. Together with the generous internal accommodation, the garden and ancillary space make this a particularly versatile home with approximately 1,542 sq ft of internal accommodation.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 56 Potential: 78

All mains services connected
Heating: Gas central heating

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

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	0.5 miles
Tesco Superstore	0.6 miles
The Arnewood School	0.7 miles
Barton on Sea Clifftop	2.0 miles
Beachcomber	2.2 miles
Pebble Beach Restaurant	2.3 miles
Chewton Glen Hotel & Spa	2.5 miles
Cliff House	2.6 miles
Christchurch	6.6 miles
Bournemouth Airport	10.4 miles
Bournemouth	13.1 miles
London	100 miles



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