

Little Grove

17 Barrs Avenue, New Milton, BH25 5HL

SPENCERS
COASTAL







An impressive detached chalet residence set within private wraparound gardens, located in a highly sought-after area within walking distance of New Milton town centre, the railway station and the New Forest

The Property

Expansive entrance hallway with large porcelain tiled flooring, providing access to all ground floor accommodation, including understairs storage and a WC. Double casement doors open into both the kitchen/sitting room and dining room.

The kitchen/sitting room is a particular highlight and forms the hub of the home, enjoying a delightful double aspect with full-height windows and a large bay window overlooking the front gardens. Oak engineered flooring runs throughout.

The kitchen is fitted with a good range of white gloss wall, floor and drawer units with quality granite worksurfaces and under-unit lighting, together with integrated appliances including a double oven, microwave, induction hob and ceiling-mounted extractor.

Located off the kitchen is a useful utility room with additional storage and worksurfaces, plus space and plumbing for white goods.

The separate dining room, accessible from both the kitchen and the entrance hallway, offers generous space for a dining suite and features a double-sided gas fire. Bi-fold doors open into the sun room, which enjoys pleasant views over the surrounding gardens.

The ground floor also includes an excellent guest suite with a double aspect and a three-piece en-suite shower room, along with a separate snug and a study, both offering ample space for furniture.

£1,150,000

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The property offers expansive accommodation, totalling 3,767 sq ft, which has been tastefully modernised in recent years. The layout comprises four bedrooms, three reception rooms and a stunning open-plan kitchen/sitting room

The Property Continued …

From the entrance hallway, an attractive oak staircase with glass balustrade rises to the first-floor landing, giving access to three generous bedrooms, all well-proportioned with space for storage and furnishings.

The contemporary four-piece family bathroom features dark tiled flooring, a wet-room style shower with rainfall attachment, a separate free-standing bath, and feature wall tiling.

The primary suite is a true highlight, extending to 25 ft and incorporating a walk-in wardrobe and built-in storage, complemented by a stunning four-piece en-suite bathroom mirroring the style of the family bathroom.

Property Video

Point your camera at the QR code below to view our professionally produced video.









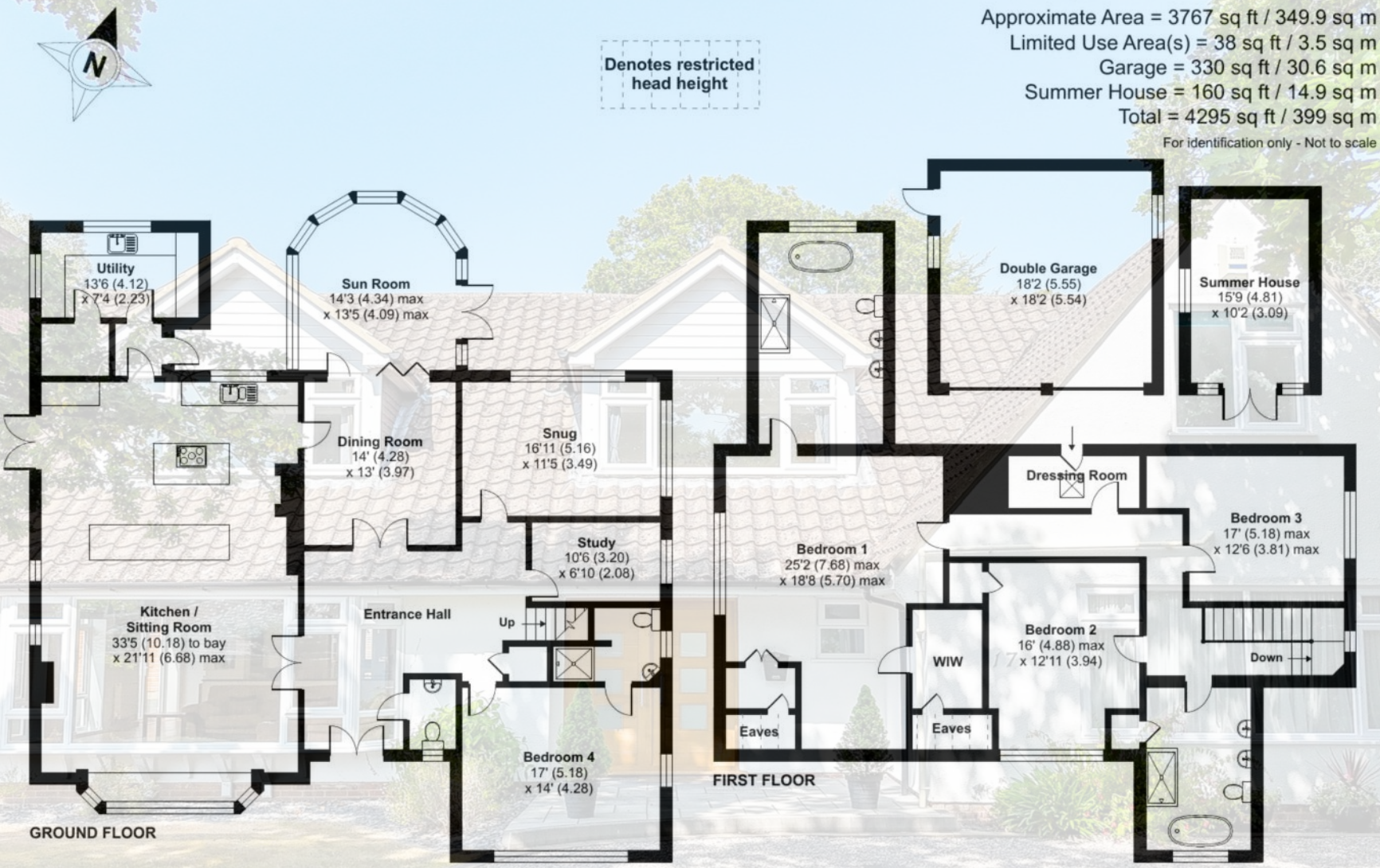






Barrs Avenue, New Milton, BH25

Approximate Area = 3767 sq ft / 349.9 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Garage = 330 sq ft / 30.6 sq m
Summer House = 160 sq ft / 14.9 sq m
Total = 4295 sq ft / 399 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 2025. Produced for Spencers of the New Forest Ltd. REF: 1334851

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 or 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.





Further benefits include extensive off-road parking, a double garage and a double car port

Outside

The property is approached via a sweeping carriage-style gravel driveway providing extensive parking, leading to the car port and garage.

Positioned centrally within its plot, the home is surrounded by wraparound gardens, mainly laid to lawn and bordered by mature trees and close-board fencing for privacy. A superb timber-framed seating area with outdoor kitchen and a large fish pond creates an ideal entertaining space, with the adjoining patio extending across the rear of the property.

To the rear, there is a large timber summer house.

Additional Information

Energy Performance Rating: C Current: 70 Potential: 80
Council Tax Band: F
Tenure: Freehold

All mains services are connected to the property
There is underfloor heating in the hallway, family bathroom and principal bedroom en-suite.

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity













The Local Area

The property is situated in New Milton's premier residential road, close to both the New Forest to the north and Barton on Sea and the coast to the south. This popular market town attracts families, drawn by its strong community, range of facilities, schooling provision and a mainline station in walking distance, reaching London Waterloo in 1 hr 45 mins.

There are acclaimed independent schools, including Durlston Court and Ballard School, which is in easy walking distance, 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.

Points Of Interest

Ballard School	0.4 Miles
New Milton Centre & Train Station	0.5 Miles
Tesco Superstore	1.5 Miles
Durlston Court	1.8 Miles
New Forest National Park	1.9 Miles
Chewton Glen Hotel & Spa	2.1 Miles
Barton on Sea Clifftop	2.3 Miles
Cliff House Restaurant	2.3 Miles
Bournemouth Airport	10.7 Miles
London	101 Miles



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