

17 York Avenue

New Milton, BH25 6BT

SPENCERS







Situated in a highly convenient central New Milton location, this attractive five bedroom detached residence combines character, generous proportions and versatile family accommodation.

The Property

The property opens into a welcoming reception hall, with stairs rising to the first floor and access to the principal ground-floor rooms.

To the front is a separate dining room, a bright and well-proportioned space with ample room for a large dining table and additional furniture. Its position away from the main family areas makes it particularly well suited to more formal dining and entertaining.

The living room is a generous reception space positioned at the heart of the house, providing plenty of room for substantial seating and creating a comfortable main lounge for everyday family life. The living room also benefits from a woodburner.

The kitchen/family room is one of the standout features of the property and forms a superb social hub. The kitchen is fitted with an extensive range of contemporary wall and base units, complemented by generous work surfaces and plenty of practical storage. There is excellent preparation space together with room for a full range of appliances, while the proportions of the room allow for a substantial dining or informal seating area alongside. The overall arrangement works especially well for family life, with the kitchen remaining connected to the main living spaces rather than feeling separate from them.

Beyond the kitchen is a dedicated study, providing a useful home-working space, which in turn leads through to an additional family room. This makes an excellent secondary reception room and could equally be used as a playroom, snug, hobby room or occasional guest space.

A ground-floor cloakroom completes the accommodation on this level.

£925,000

5 2 2





The property is ideally placed for the town centre and mainline railway station, while also offering easy access to the coastline at Barton on Sea and the open landscapes of the New Forest. Set within established gardens, the home further benefits from driveway parking and garaging.

The Property Continued…

On the first floor, the principal bedroom is a generous double which benefits from its own en suite shower room and enjoys access to a balcony. The en suite is finished with a modern suite including a glazed shower enclosure, wash basin and WC, with contemporary tiling and fittings giving the room a clean, well-maintained appearance.

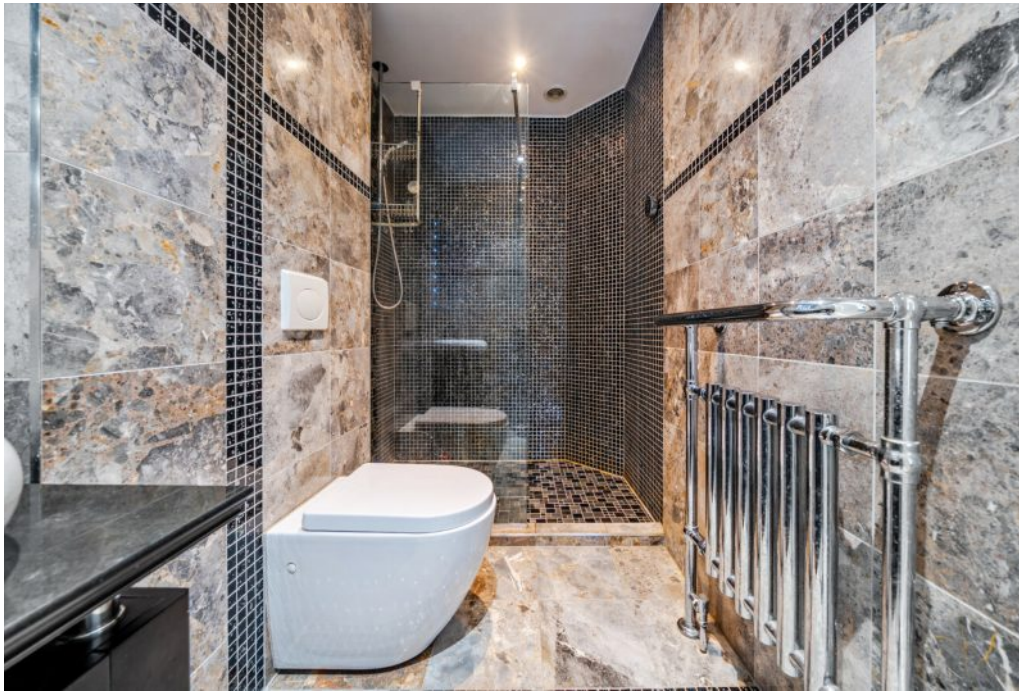
Bedroom two is another comfortable double while bedrooms three and four provide further well-proportioned accommodation suitable for children, guests or home working.

The main family bathroom is also smartly presented and fitted with a full modern suite. A panelled bath is complemented by a wash basin and WC, with tiled surrounds and contemporary fittings creating a fresh and practical finish. Together with the principal en suite, the arrangement gives the first floor excellent bathroom provision for a family home.















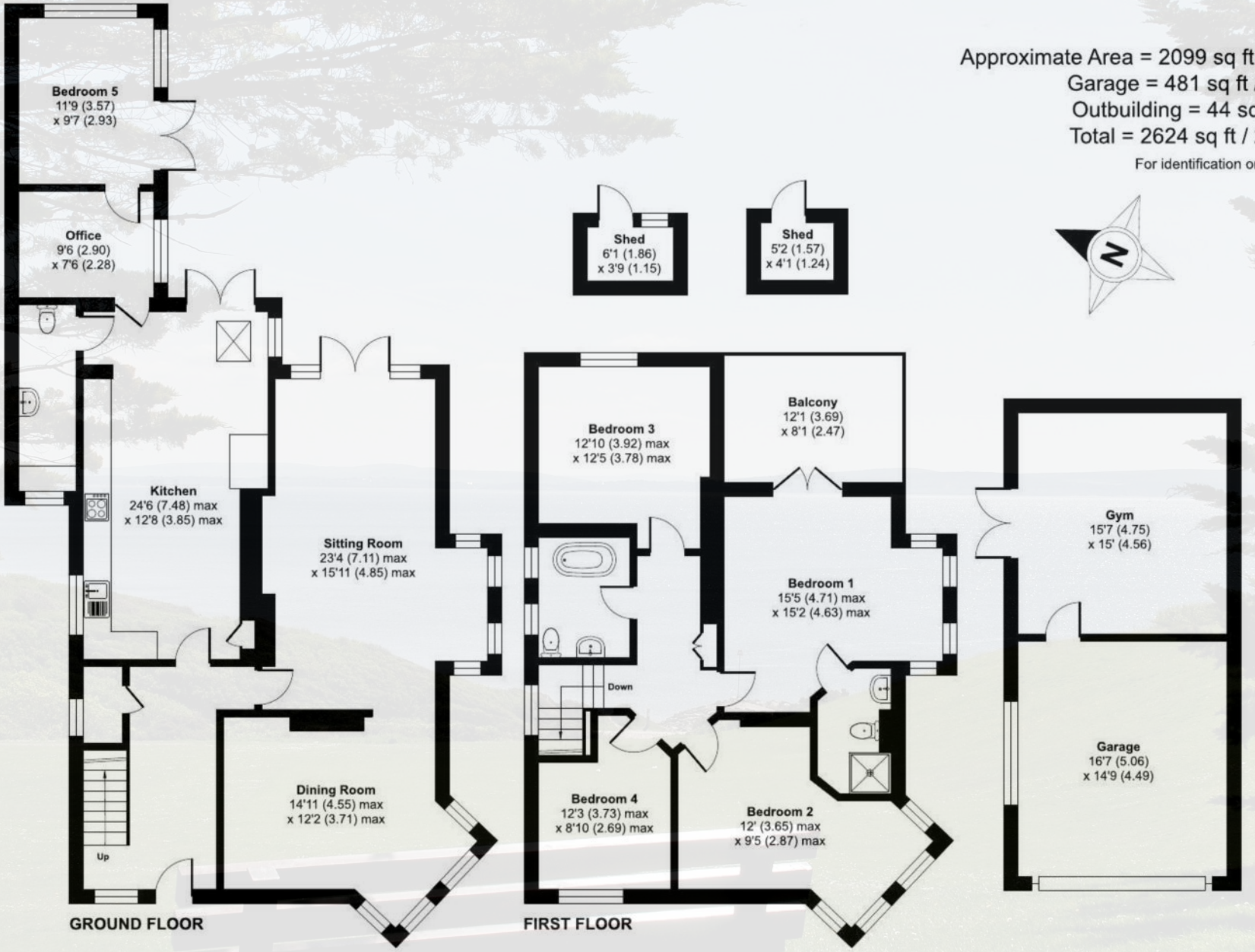






FLOOR PLAN

Approximate Area = 2099 sq ft / 195 sq m
Garage = 481 sq ft / 44.6 sq m
Outbuilding = 44 sq ft / 4 sq m
Total = 2624 sq ft / 243.6 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: 1527198













Grounds & Gardens

The property is set within established gardens, with the rear offering a private, attractive setting which isn't overlooked and with plenty of space for outdoor seating, dining and entertaining. To the front, a broad driveway provides ample off-road parking for several vehicles and leads to a detached double garage. The detached double garage is well constructed with double-skinned walls and benefits from both power and lighting, offering generous storage space alongside secure off-road parking. The combination of mature gardens, generous parking and substantial garaging is a particularly valuable feature of the home.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: D Current: 67 Potential: 75

All mains services connected
Heating: Gas central heating
Individually controlled underfloor heating to the kitchen, living room, dining room and hall.

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

Broadband: FFTC - 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.

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 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	0.3 miles
The Arnewood School	0.7 miles
Tesco Superstore	0.7 miles
Ballard School	0.9 miles
Durlston Court School	1.4 miles
Barton on Sea cliff top	1.6 miles
Chewton Glen Hotel & Spa	1.8 miles
The Cliff House restaurant	2.0 miles
Bournemouth Airport	10.3 miles
Bournemouth Centre	14.0 miles
London	100 miles



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