

15 Barrs Wood Road

New Milton, BH25 5HS

SPENCERS
COASTAL







A delightful three-bedroom detached chalet bungalow with the potential for extension and further development, subject to necessary planning permissions. This charming property is set within mature, well-manicured, south-facing gardens and is ideally located on one of the area's most sought-after roads

The Property

The property is entered through an inviting porch, which leads into a bright and airy entrance hallway. This space provides access to all ground floor accommodation and includes a convenient cloak cupboard.

The ground floor comprises two double bedrooms, both featuring a generous range of fitted wardrobes and offering views of the front and side gardens. The primary bedroom further benefits from a spacious three-piece en-suite, which includes a corner shower cubicle, WC, and a handwash basin with a fitted vanity unit.

The bedrooms are served by a four-piece family bathroom, featuring a spacious walk-in shower cubicle and a separate corner bath, all complemented by fully tiled walls and floors.

At the rear of the property, overlooking the gardens, is a well-proportioned double-aspect living and dining room, offering ample space for furniture. Sliding doors lead to the rear orangery, which features a large roof lantern and doors that open onto the surrounding patio.

Offers In Excess Of £550,000

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It is within a mile of the town centre and mainline railway station, while also offering easy access to the New Forest and the coast

The Property Continued …

On the side aspect, there is a spacious double-aspect kitchen/breakfast room with large tiled flooring throughout. The kitchen features a range of wooden wall, floor, and drawer units topped with light Silestone work surfaces, along with an integrated double oven, ceramic hob, and fridge freezer. Off the kitchen, a practical utility area houses the boiler.

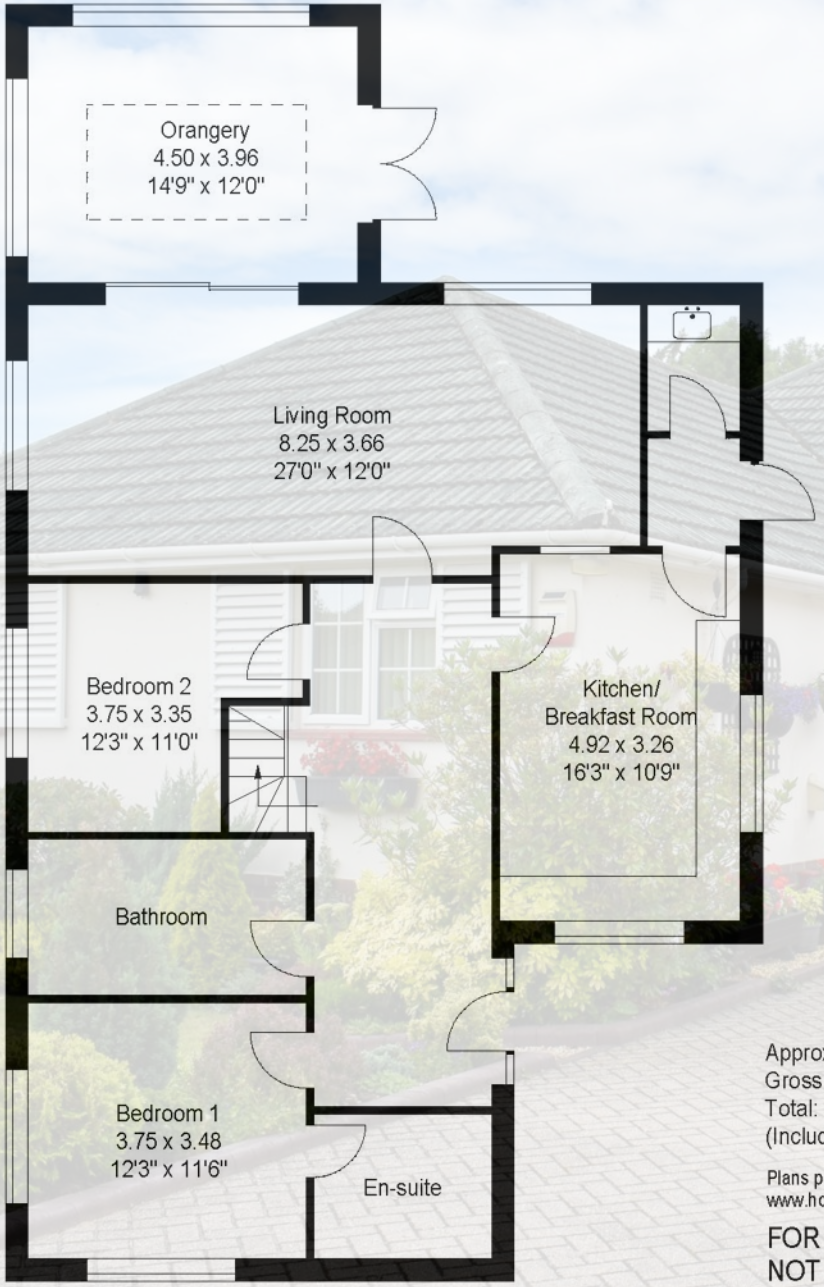
From the entrance hallway, stairs ascend to the first-floor landing, which offers eaves storage and access to the third bedroom.

Grounds & Gardens

The property is set on beautifully landscaped, expansive west-facing grounds, featuring an exceptionally private and mature rear garden.

The garden is mostly laid to lawn, complemented by a large patio area bordered by an attractive, mature hedge. The front garden is equally private, with a variety of attractive shrubs and borders.

A large block-paved driveway leads through double gates to a detached garage, accessible via a carport.



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 133sq.m. or 1431sq.ft.
(Including Garage)

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NOT TO SCALE















Services

Energy Performance Rating: D Current: 62 Potential: 78
Council Tax Band: E
Tenure: Freehold

All mains services connected

Broadband: Basic broadband speeds of 15Mbps are available at the property (Ofcom)
Mobile Phone Coverage: No known issues, please contact your provider for further clarity

Property Video

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

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.







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.

Points Of Interest

Barton on Sea Cliff Top	2.6 Miles
The Cliff House Restaurant	2.5 Miles
Pebble Beach Restaurant	2.3 Miles
Chewton Glen Hotel & Spa	2.2 Miles
Durlston Court School	2.0 Miles
Ballard School	0.6 Miles
The Arnewood School	1.3 Miles
Tesco Superstore	1.8 Miles
New Milton Centre and Train Station	0.7 Miles
New Forest	5.1 Miles
Bournemouth Airport	13.4 Miles
Bournemouth Centre	15.2 Miles
London (1 hour 45 mins by train)	113.9 Miles



For more information or to arrange a viewing please contact us:
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