

1 Brecon Close

New Milton, BH25 6UB

SPENCERS













A well-presented four-bedroom semi-detached chalet-style home, with a superb wraparound south-facing garden and ideally situated within walking distance of local amenities.

The Property

Upon entering through the front door, you are welcomed into a useful porch area, ideal for coats and shoes. An inner door leads directly into the stylish and contemporary kitchen/dining space, a wonderful hub of the home featuring a part-vaulted ceiling and Velux window that floods the room with natural light.

The kitchen is fitted with a range of wall-mounted and floor-standing units with wraparound worktops, an inset sink positioned beneath a window overlooking the front garden, extractor hood over the hob, and a selection of built-in appliances. There is a four-seater dining room table fixed to the wall, ideal for entertaining.

From here, a door leads into the bright and inviting living room, positioned on the south side of the property and centred around an attractive fireplace. French doors open into a delightful conservatory, stepped down from the lounge, with south-facing windows on two sides overlooking the rear garden - an ideal seating area with further doors providing direct garden access. Returning to the kitchen/dining area, a door leads into the inner hallway, which provides access to the ground floor bedroom.

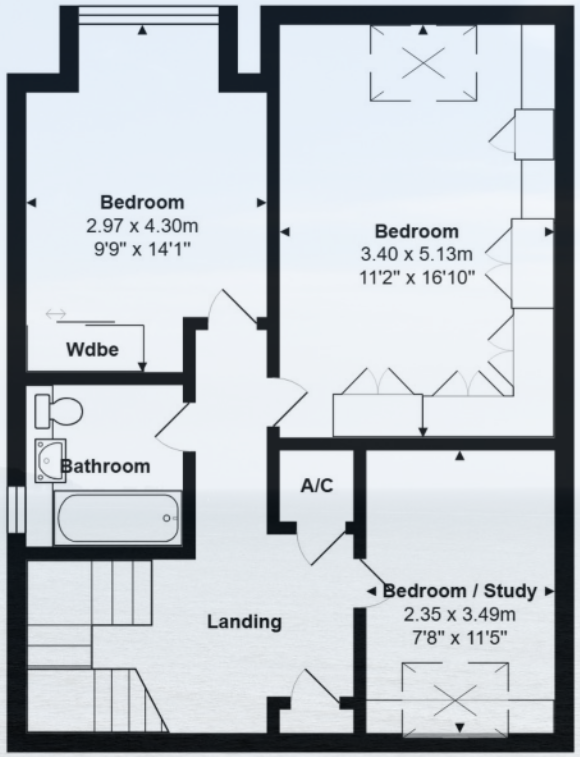
Guide Price £450,000 - £475,000

4 2 2

FLOOR PLAN



Ground Floor



First Floor



Total Area: 134.4 m² ... 1446 ft²

All measurements are approximate and for display purposes only



The Property Continued…

This versatile room can be used as a bedroom or additional reception room and benefits from a built-in utility cupboard housing the washing machine and offering additional storage. A rear-facing window enjoys views over the south-facing garden, and a door leads through to the en-suite shower room, comprising a shower cubicle, wash hand basin, and side-aspect window. From the inner hallway there is also a WC, further storage cupboard and a staircase rising to the first floor.

The first-floor landing gives access to the remaining accommodation. Bedroom two is a generous double room which currently fits a super king bed with built-in wardrobes, plentiful storage, and a Velux window to the south aspect allowing plenty of natural light. Bedroom three is another good-sized double room with a rear-facing window overlooking the garden. Bedroom four is a double room, currently arranged as a study, with a Velux window providing a front aspect. Completing the first floor is the family bathroom, fitted with a bath, separate shower, WC, and wash hand basin.















Grounds & Gardens

The property is approached via a level pathway leading to the front door, bordered by a low hedgerow and a lawn laid to grass. A side pathway leads to a secure gate providing access to the rear garden. The rear garden is a particular feature of the home, occupying a generous plot and enjoying a sunny south-facing orientation. Immediately adjoining the property is a patio area, currently home to a pergola, hot tub, and sauna - an excellent space for entertaining. Steps lead down to two areas of lawn, positioned to the left and right, both bordered by mature hedging and shrubs, with a shed located within the garden.

There is also direct access into the conservatory, and the garden enjoys a pleasant outlook onto woodland beyond the rear boundary, enhancing the sense of privacy and tranquillity. There is also a garage in a separate block and an allocated parking area.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: B Current: 83 Potential: 85

Services: All mains services connected
Heating: Gas central heating
Solar PV Panels

Flood Risk: Very low
Property construction: Standard construction

Parking: Two allocated parking spaces & garage.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).





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.

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.



For more information or to arrange a viewing please contact us:
A: 368-370 Lymington Road, Highcliffe, BH23 5EZ
T: 01425 205 000 **E:** highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk