



Harbour Lights

New Lane, New Milton, BH25 5TD

SPENCERS
NEW FOREST



HARBOUR LIGHTS

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A beautiful example of a double fronted Victorian detached home which is set within a sought-after location, benefiting from a picturesque outlook to the rear across gardens and paddock land. Harbour Lights has been sympathetically extended over recent years, to provide a beautifully presented and versatile living space which benefits from a fantastic plot, extending to just over 1.5 acres and annexe.

£1,380,000







The Property

Harbour Lights benefits from two points of access, with the main front door accessed from Smithy Lane, which gives access into the entrance hall via a brick built covered porch. The primary access is to the side of the house, where there is a rustic oak framed enclosed porch, giving access into the bright and airy kitchen/breakfast/family room, which is arguably the heart of the house.

This stunning living space is flooded with natural light throughout and offers a beautiful bespoke hand made kitchen with a host of storage units, a large kitchen island with an inset Butler sink and a range of integrated appliances which include a dishwasher, wine cooler, oven and separate full height fridge and freezer. The kitchen flows into the breakfast/family area, in the form of a stunning Orangery with a large roof lantern, underfloor heating throughout and French doors leading out to the garden. Adjoining the kitchen, is a separate utility room which provides further storage units, wash basin and space for a washing machine and tumble dryer.



From the kitchen, double doors lead into a formal dining room and onwards to the entrance hall which houses a ground floor WC and the staircase leading to the first floor.

The sitting room offers two points of access; from the hallway as well as the play room. This room centres upon a charming rendered brick-built fire-place with inset log burner and French doors set within a bay window, allowing for plenty of natural light, and access to the garden.

Stairs from the main hallway ascends to the first-floor landing, giving access to all three double bedrooms. The principal suite is made up of a generous double room with an adjoining dressing room, complete with built-in wardrobes, and a spacious and impressive en suite bathroom. The dressing room offers a great amount of flexibility for future purchasers, as it could be used as a fourth bedroom, both of which benefit from elevated views across the rear aspect.



Ground Floor

Approx. 114.2 sq. metres (1229.1 sq. feet)



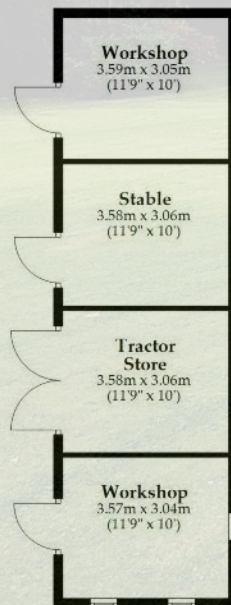
First Floor

Approx. 78.1 sq. metres (840.9 sq. feet)



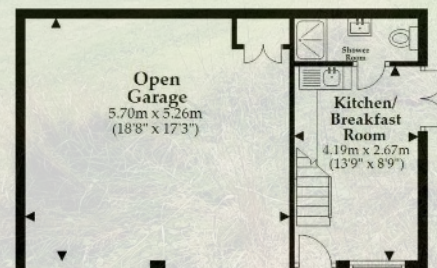
Outbuilding

Approx. 44.8 sq. metres (482.0 sq. feet)



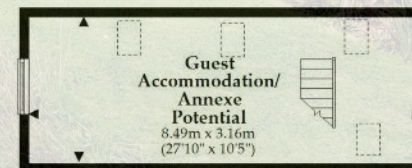
Outbuilding Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



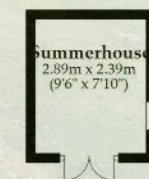
Outbuilding First Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



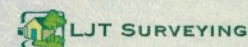
Outbuilding

Approx. 6.9 sq. metres (74.3 sq. feet)



Total area: approx. 315.3 sq. metres (3393.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





The Property Continued...

Bedroom two and three offer front aspect views and both benefit from built in storage, as well as bedroom two offering an en suite shower room.

Bedroom three is serviced by the family bathroom, which is positioned at the end of the landing, comprising a modern three-piece suite.

Grounds & Gardens

The property is approached via a sliding electric gate, opening up to a large gravel driveway, providing off-road parking for several vehicles as well as giving access to the double garage. From the driveway, a stone path leads to the main entrance at the side of the house, passing through beautiful flower beds interspersed with a colourful selection of planting.

The rear gardens wrap around the whole of the rear and are mainly laid to lawn, complimented by an array of mature trees, shrubs and hedging, encompassing a peaceful and tranquil haven.

The large south facing garden boasts a delightful patio area which adjoins the lounge and stretches the width of the house. A shingle path leads to the end of the garden, where there is a useful stable block, currently set out as two workshops, a stable and a tractor store.

With access from the stables, via a field gate, the paddock sits to the rear and extends to just over an acre, bordered by mature hedging. Paired with the stable block, the property is ideally suited for equestrian use or a range of alternative uses, with access from both New Lane and Smithy Lane.





Annexe

A useful annexe sits separate to the main house, which could be ideal for multi generation living or alternatively, could be a brilliant business opportunity.

Access is gained via a door to the side of the double car port and opens up into a lovely kitchen/breakfast room with French doors leading to a small terrace area; situated at the end of the kitchen there is also a ground floor shower room.

Stairs ascend to the first floor, where there is a large double bedroom which incorporates a cosy living area.

Services

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Mains electricity, gas and water - Private drainage

Water heated by solar panels

Directions

From the traffic lights in the centre of New Milton proceed in a northerly direction along Station Road, continuing out of New Milton, over the railway bridge and into Fernhill Lane. Proceed out of town and upon reaching the Bashley crossroads roundabout and take the first exit onto Bashley Cross Road. Continue for 0.5 miles passing Ferndene Farm Shop on your left, take the next right on to Smithy Lane. Follow this lane all the way until you reach New Lane and the property can be found on the right.







The Local Area

The property is situated inside the southern edge of The New Forest, within 1/2 a mile of open forest and just four miles from the coast which offers cliff top walks, beaches, and spectacular views over the Solent and the Isle of Wight.

Local amenities at New Milton are within one mile with schools for all age groups including the renowned Ballard School nearby. The Georgian coastal town of Lymington is within eight miles where you will find a range of boutique shops, many fine restaurants, excellent sailing facilities, and a thirty minute car ferry crossing to Yarmouth on the Isle of Wight.

The property is well placed for access to other major towns and cities including Bournemouth (13 miles), Southampton (19 miles) and Winchester (31 miles), with a link to London Waterloo via New Milton (2 hours) or Brockenhurst (1 hour 40 minutes).

Points Of Interest

New Milton Train Station	1.5 miles	5 mins
Barton on Sea	2.9 miles	8 mins
Ballard School	1.1 miles	3 mins
New Milton Town Centre	1.5 miles	4 mins
Chewton Glen Hotel & Spa	2.3 miles	7 mins
Cycle into Heart of the Forest	1.4 miles	7 mins
Barton on Sea Golf Course	3.0 miles	10 mins
Mudford Quay	5.6 miles	13 mins
Bournemouth Town Centre	11 miles	24 mins

Viewing

By prior appointment only with the sole agents, Spencers of the New Forest.

Spencers of The New Forest 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 fittings, 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:

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