



19 Ubsdell Close

*New Milton, BH25 5NW*

SPENCERS  
COASTAL









*A well-appointed detached house set on a delightful westerly-facing plot within a sought-after residential area, ideally positioned within walking distance of the town centre, railway station, the New Forest, and nearby Ballard Lakes*

## The Property

The bright and airy entrance hall features attractive herringbone-effect flooring provides access to all ground floor accommodation as well as a useful understairs storage cupboard.

To the left of the hallway, an open-plan contemporary kitchen/breakfast room has been modernised by the current owners and enjoys access to the rear patio. It comprises a range of handleless wall, floor, and drawer units, including a pull-out larder, all complemented by marble effect work surfaces. Integrated appliances include a Neff double oven, a four-ring gas hob with an extractor fan above, a freezer, and a dishwasher.

Adjacent to the kitchen, at the rear of the property, is a well-proportioned living room with French doors opening onto the westerly-facing gardens.

At the front of the house, the converted garage is currently utilised as a home office but could also serve as a fifth bedroom. It is conveniently positioned next to a WC and a utility room.



**OIEO £530,000**



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*The property offers versatile accommodation, comprising four bedrooms and two bathrooms, along with a workshop and ample off-road parking*

### The Property Continued ...

From the entrance hall, stairs rise to the first-floor landing, leading to four bedrooms, two of which feature built-in wardrobes. These are served by a family bathroom fitted with a modern white suite, including a panelled bath with a mixer tap and shower attachment, a wash basin, a WC, and part-tiled walls.

The principle bedroom benefits from an en suite, comprising a fully tiled shower cubicle with a thermostatically controlled shower, a wash basin, a WC, timber-effect flooring, and part-tiled walls.

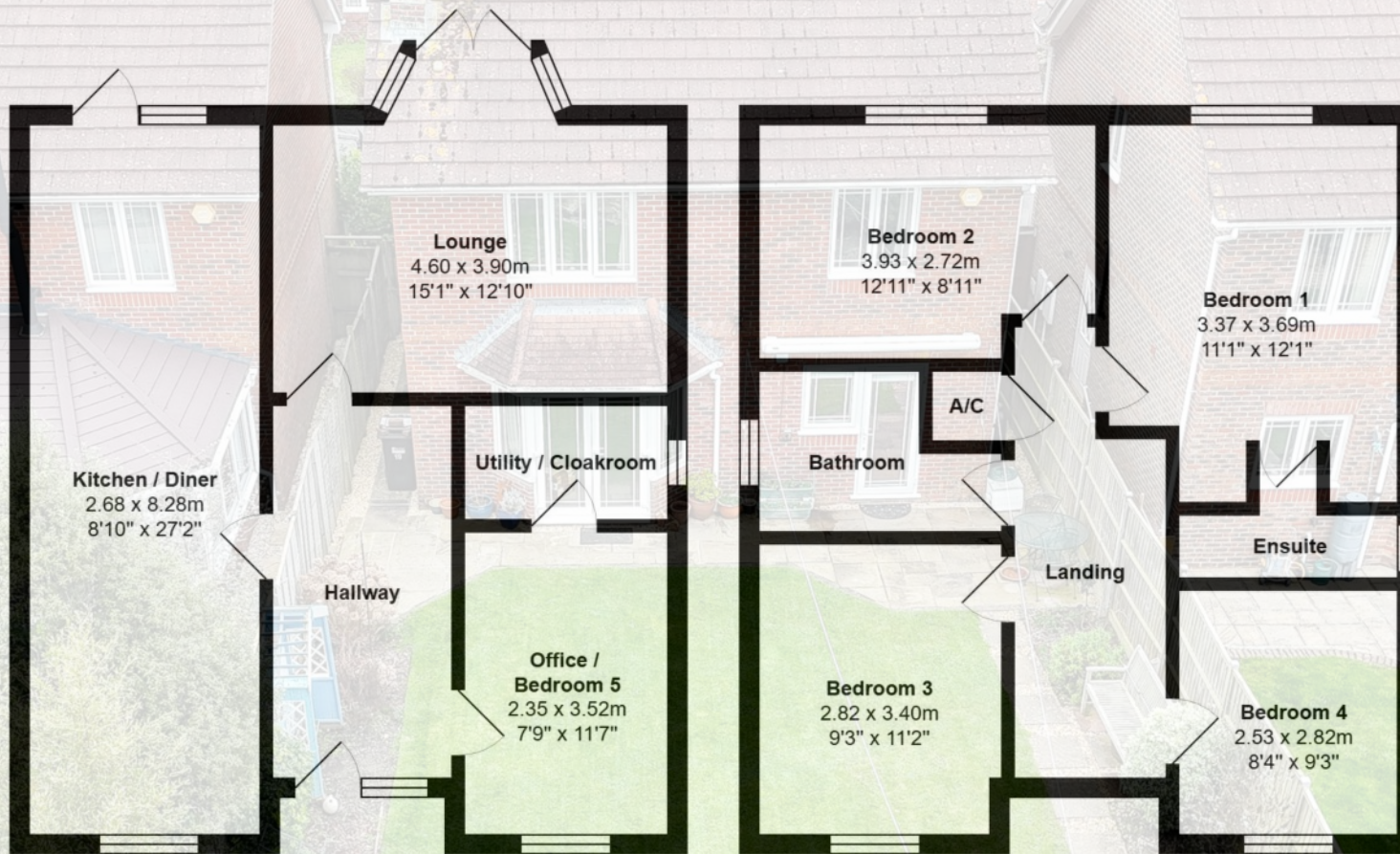
### Property Video

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









**Ground Floor**

**First Floor**

**Total Area: 120.5 m<sup>2</sup> ... 1297 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

## 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 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.





## Outside

The rear garden enjoys a sunny westerly aspect and features an expanse of lawn, bordered by mature shrubbery and close-board fencing, creating a high degree of privacy.

A patio, directly accessible from the house, enhances the indoor-outdoor living experience.

At the rear of the garden, a large timber workshop is equipped with power and lighting.

## Additional Information

Energy Performance Rating: D Current: 66 Potential: 83

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: Cable Broadband

Mobile Coverage: No known issues, please contact your provider for further clarity







## 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 a 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

Ballard Lake Water Meadows	0.2 Miles
Barton on Sea Cliff Top	2.0 Miles
The Cliff House Restaurant	2.2 Miles
Pebble Beach Restaurant	2.0 Miles
Chewton Glen Hotel & Spa	2.0 Miles
Durlston Court School	1.7 Miles
Ballard School	0.5 Miles
Tesco Superstore	1.3 Miles
New Milton Centre and Train Station	0.4 Miles
New Forest National Park	1.9 Miles
Bournemouth Airport	10.6 Miles
Bournemouth Centre	13.6 Miles
London (1 hour 45 mins by train)	101 Miles





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

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