



23 Oakwood Avenue

New Milton, BH25 5DY

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No Forward Chain – This smartly extended and superbly presented three-bedroom detached bungalow occupies a desirable position on the edge of the town centre, within easy reach of local amenities and the mainline railway station

The Property

Guide Price £500,000 - £515,000

The entrance hall sets the tone with quality engineered oak flooring that continues throughout much of the property and includes a useful cloaks cupboard.

There are three well-proportioned double bedrooms, each offering plenty of space for wardrobes and furnishings. These are served by a stylish four-piece family bathroom, complete with a white bath with tile surround and feature illuminated alcove, walk-in wet room-style shower with rainfall head, vanity unit with inset basin, and an attractive tiled feature wall.

The principal bedroom enjoys generous proportions, a large front-facing window, and a sleek en suite shower room.

To the front of the property, the sitting room features a broad bay window, drawing in plenty of natural light.

£500,000



2



3



2





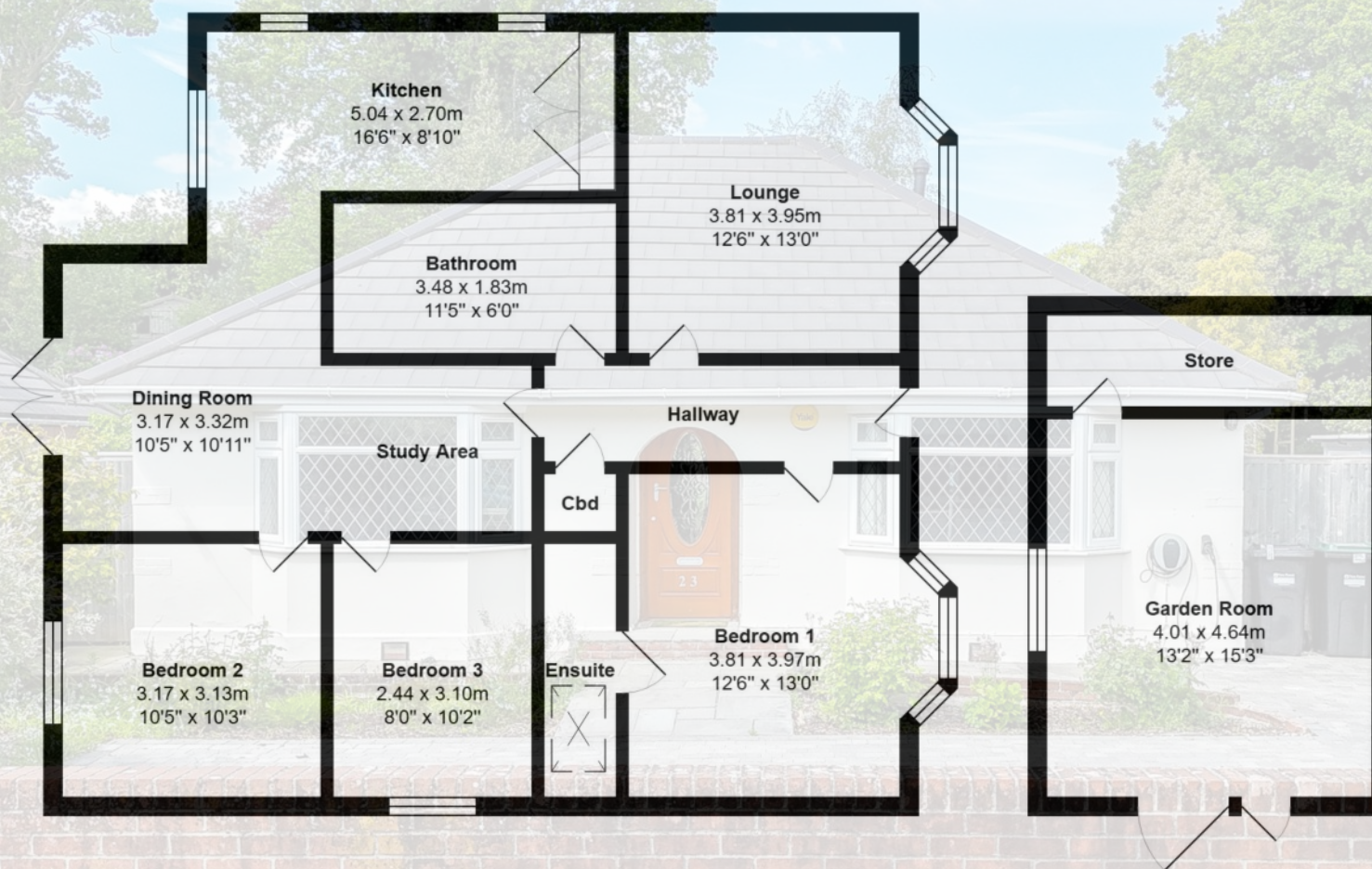
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Enjoying private, south-west facing gardens, the property offers generous off-road parking and a single garage, making it a well-balanced and practical home

The Property Continued ...

The standout space is the double-aspect kitchen/dining room, where French doors open to the garden and large tiled flooring flows throughout. This semi open-plan room has been thoughtfully designed, offering a comprehensive range of contemporary units with light quartz worktops and upstands, and integrated appliances including an induction hob with extractor, double oven, fridge and dishwasher.





Total Area: 117.5 m² ... 1265 ft²

All measurements are approximate and for display purposes only





Outside

The bungalow is approached via a block-paved driveway providing ample parking, with side access leading to the garage and rear garden.

The garden has been landscaped to provide distinct areas for relaxation and entertaining, including decking directly off the rear of the property and a raised sandstone patio-perfect for al fresco dining.

The garage was rebuilt in 2022 with cavity wall construction, rendered finish and a large skylight. It is currently arranged as a gym, with a separate storage area to the rear. Further benefits include electricity, heating, air conditioning and Ethernet.

Additional Information

Energy Performance Rating: TBC

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Broadband: ADSL Copper-based phone landline

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

Agents Note: In 2023, the property was fully rewired and fitted with smoke alarms. The roof was also renewed and fitted with loft insulation.

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.



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

New Milton Centre & Train Station	0.7 Miles
Ballard School	0.9 Miles
Marks & Spencers	1.1 Miles
Tesco Superstore	1.1 Miles
New Forest National Park	1.8 Mile
Pebble Beach Restaurant	2.3 Miles
Chewton Glen Hotel & Spa	2.4 Miles
Barton on Sea Cliff Top	2.5 Miles
The Cliff House Restaurant	2.6 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	13.5 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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