



Norwood House

Brockhills Lane, New Milton, BH25 5QL

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COASTAL





A stunning detached residence offering over 2,600sqft of expansive and versatile accommodation, set within private gated grounds on the fringes of the New Forest and close to New Milton town centre. The home features four to five bedrooms, three bathrooms, and a striking kitchen/orangery room that serves as the heart of the house

The Property

The property is accessed via an open storm porch through double glass doors, leading into the welcoming entrance hallway. This hallway provides access to all ground floor accommodation, a ground floor WC, and cloak storage.

Double casement doors lead into a double-aspect living room, which enjoys a pleasant outlook over the surrounding gardens. A feature flame-effect gas fire on a marble hearth offers an attractive focal point.

On the opposite side of the hallway, a separate dining room with generous proportions opens into the study, offering the opportunity to create a ground floor bedroom suite.

To the rear of the property, the highlight is an excellent open-plan kitchen/orangery with a large sky lantern, offering a delightful view of the surrounding gardens. Bi-folding doors open onto the patio, enhancing the indoor-outdoor living experience.

The kitchen features a range of solid wooden wall, floor, and drawer units with quality granite work surfaces. The peninsular unit includes a useful breakfast bar. Integral appliances consist of a Range-style oven with an extractor fan above and space for an American-style fridge freezer.

Leading off the kitchen is a useful utility room, providing additional storage and space for white goods, along with plumbing. There is also a door leading to the gardens.

***Offers in Excess of
£1,000,000***

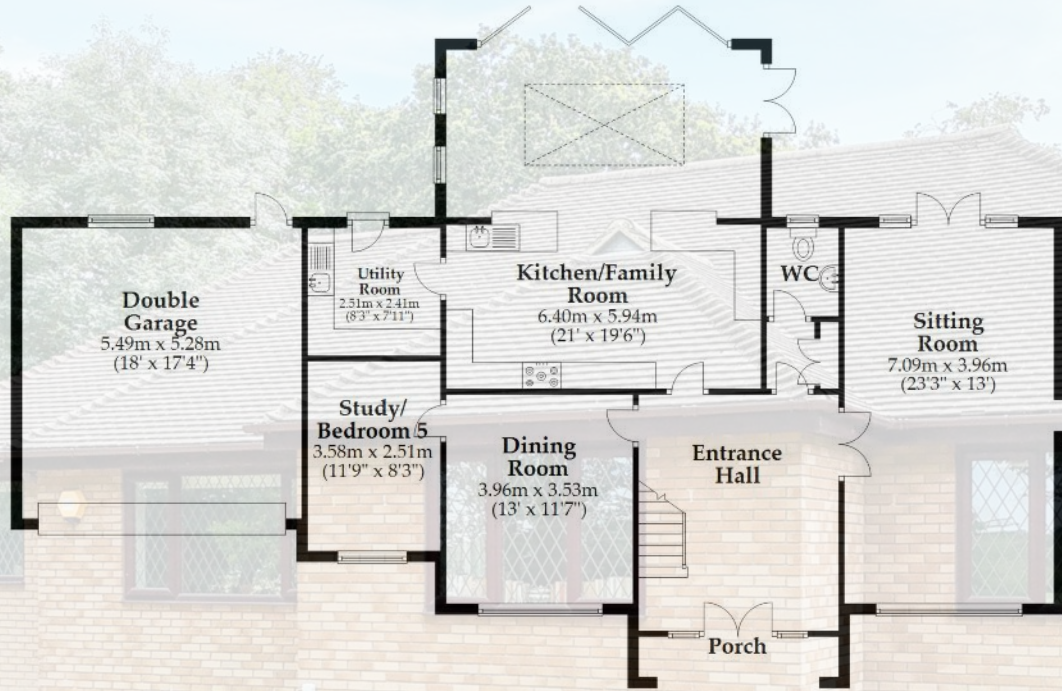


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 148.7 sq. metres (1600.7 sq. feet)



First Floor

Approx. 100.4 sq. metres (1080.5 sq. feet)



Total area: approx. 249.1 sq. metres (2681.2 sq. feet)

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









Additionally, the property provides generous off-road parking and access to a detached double garage with electric up-and-over doors

The Property Continued...

From the entrance hallway, a solid oak staircase ascends to the first floor landing, which serves four generous double bedrooms, each offering ample space for storage and furniture. Bedrooms two and three further benefit from a Jack and Jill four-piece en-suite, featuring a large corner shower cubicle, a separate panelled bath, and fully tiled floors and walls.

The bedrooms are served by a contemporary family bathroom, featuring a white panelled bath with a shower attachment, a hand wash basin, WC, and a backlit mirror, all complemented by modern tiling.

The primary bedroom suite is generously proportioned, offering a wooded outlook over the front and fitted with wall-to-wall sliding wardrobes. The en-suite is spacious, featuring a walk-in shower cubicle and a double hand wash basin set into a fitted vanity unit.



Property Video

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







Outside

The property is approached through electric sliding gates that open onto a large block-paved forecourt, providing extensive parking and access to the double garage via electric up-and-over doors. Side gates lead to the rear gardens, which feature a spacious lawn bordered by close-board fencing, mature shrubbery, and trees, ensuring a high degree of privacy. A large patio adjacent to the rear of the property creates an ideal space for alfresco dining.

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.







Services

Energy Performance Rating: C Current: 70 Potential: 79
 Council Tax Band: G
 Tenure: Freehold

All mains services connected

Points Of Interest

Barton on Sea Cliff Top	2.8 Miles
The Cliff House Restaurant	2.9 Miles
Pebble Beach Restaurant	2.8 Miles
Chewton Glen Hotel & Spa	2.7 Miles
Durlston Court School	2.9 Miles
Ballard School	1.2 Miles
The Arnewood School	1.8 Miles
Tesco Superstore	1.7 Miles
New Milton centre & Train Station	1.2 Miles
New Forest	1.5 Miles
Bournemouth Airport	10.5 Miles
Bournemouth Centre	14.0 Miles
London (1 hour 45 mins by train)	110 Miles

Important Notice

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 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.



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