



Long Barn

6 Barrs Wood Road, New Milton, BH25 5HS

SPENCERS
COASTAL



A charming detached residence from the 1930's ideally situated on the outskirts of New Milton. The property offers generous accommodation with potential for further modernisation. Set within lovely private south-facing gardens.

The Property

The welcoming entrance hallway of Longbarn features exposed brickwork throughout and provides access to all ground floor rooms, including the understairs WC.

To the right of the hallway, there is a bright and airy triple-aspect living room with a feature fireplace, which serves as an attractive focal point in the space.



Next to the living room, there is a well-proportioned dining room with ample space for furniture, featuring a separate door that leads directly into the rear gardens.

Next to the dining room, there is a generously proportioned family room that enjoys pleasant views and provides access to the garden through French doors.

The kitchen/breakfast room features large tiled flooring throughout and is equipped with a good range of wooden wall, floor, and drawer units with quality work surfaces. It includes a four-ring gas hob with an extractor fan over and an integral dishwasher.



Continuing from the kitchen is the integral double garage, complete with power and lighting and an up-and-over door. This area also provides access to a convenient utility room equipped with space and plumbing for white goods.





Conveniently positioned just a short stroll away from Barton on Sea cliff top.

The Property Continued...

From the entrance hallway, stairs rise to the first-floor landing providing access to four generously sized double bedrooms. These bedrooms are serviced by a white three-piece suite bathroom, which includes a panelled bath with a shower attachment over.

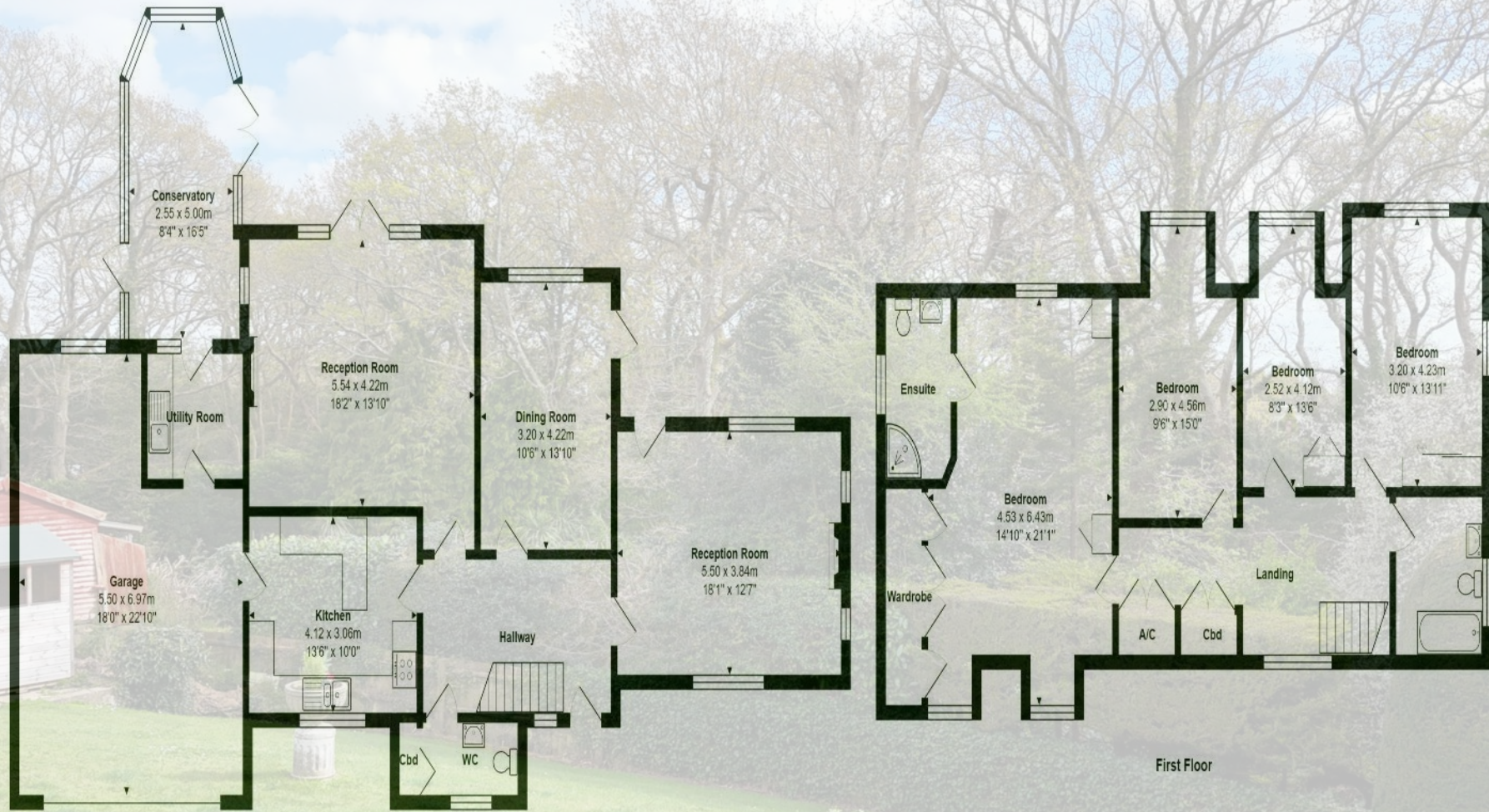
The primary suite is exceptionally spacious, offering ample room for bedroom storage and furniture. It also features fitted double wardrobes and a three-piece ensuite shower room for added convenience.



Guide Price
£925,000



FLOOR PLAN



Ground Floor

First Floor



Total Area: 235.1 m² ... 2531 ft²
All measurements are approximate and for display purposes only



The rear gardens are a standout feature of this beautiful home offering a southerly aspect with a pleasant wooded backdrop.

Grounds & Gardens

Longbarn is accessed via a sweeping, carriage-style tarmac driveway that leads to the integral double garage and provides ample off-road parking.

The rear gardens are a standout feature of this home, bordered by mature trees and shrubbery, offering a high degree of privacy and enjoying a southerly aspect with a pleasant wooded backdrop.

Adjacent to the rear of the property is a raised patio area, accessible via the conservatory or family room



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.



Services

Energy Performance Rating: D Current: 58 Potential: 83

All mains services connected

Points Of Interest

Barton on Sea Cliff Top	2.6 Miles
The Cliff House Restaurant	2.5 Miles
Pebble Beach Restaurant	2.3 Miles
Chewton Glen Hotel & Spa	2.2 Miles
Durlston Court School	2.0 Miles
Ballard School	0.6 Miles
The Arnewood School	1.3 Miles
Tesco Superstore	1.8 Miles
New Milton Centre and Train Station	0.7 Miles
New Forest	5.1 Miles
Bournemouth Airport	13.4 Miles
Bournemouth Centre	15.2 Miles
London (1 hour 45 mins by train)	113.9 Miles

Important Notice

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 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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