



25 Osborne Road

*New Milton, BH25 6AG*

SPENCERS  
COASTAL









*A well-presented three-bedroom detached house, set within delightful south-facing gardens and ideally positioned just a short walk from New Milton town centre and mainline railway station. The property also benefits from generous off-road parking and a single garage*

## The Property

The bright and airy entrance hallway provides access to all accommodation, including a useful understairs storage cupboard and a cloakroom with WC.

The kitchen is well-appointed, featuring stylish cream wall, base and drawer units with wood-effect work surfaces and a tiled splashback. There is space for a Rangemaster-style cooker with extractor over, as well as plumbing for a washing machine and dishwasher.

The generous L-shaped living/dining room enjoys a dual aspect and offers ample space for furniture, with a patio door opening onto the southerly rear garden. An electric flame-effect fire provides a pleasant focal point.

**£525,000**



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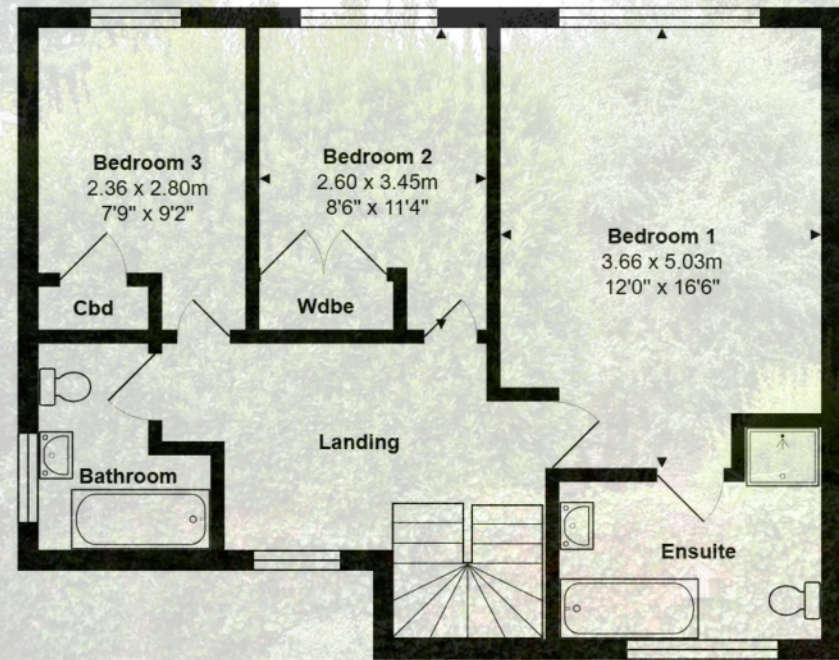
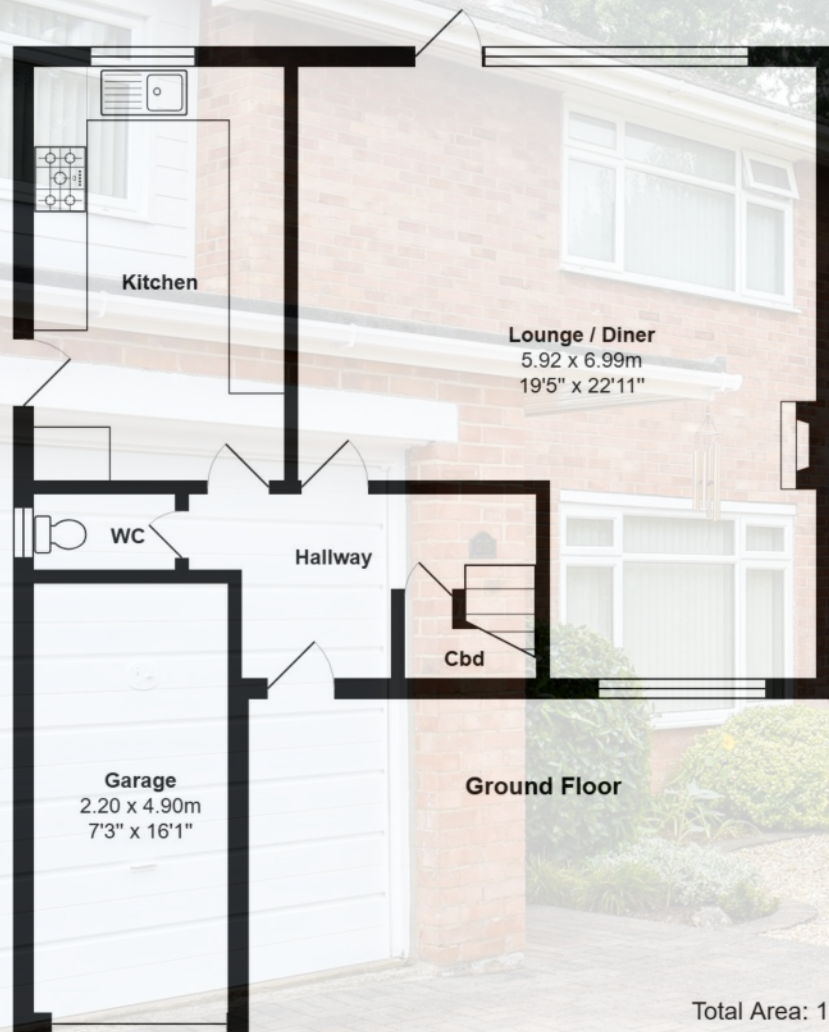
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HOME







**Total Area: 129.2 m<sup>2</sup> ... 1390 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.





## The Property Continued ...

Upstairs, there are three well-proportioned bedrooms, all offering ample space for furniture and storage. They are served by a family bathroom fitted with a white panelled bath with shower attachment and screen, and fully tiled walls.

The principal bedroom is of excellent size and benefits from wall-to-wall built-in wardrobes and a dressing table, along with a four-piece en-suite comprising a white panelled bath with mixer tap and a corner shower cubicle.











## Outside

The rear garden is a delightful feature of the home, laid mainly to lawn with mature shrub borders and enclosed by fencing for a good degree of privacy. A large patio wraps around part of the property, creating an ideal space for outdoor entertaining.

## Additional Information

Energy Performance Rating: D Current: 62 Potential: 81

Council Tax Band: E

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







## 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.

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.

## Points Of Interest

New Milton Town Centre	0.1 Miles
New Milton Train Station	0.2 Miles
The Arnewood Practice	0.3 Miles
Tesco Superstore	0.7 Miles
Ashley Centre	0.8 Miles
Barton on Sea Clifftop	1.9 Miles
New Forest National Park	2.2 Miles
Bournemouth Airport	10.4 Miles
Bournemouth Centre	11.1 Miles
London - 1 hour 45 mins by train	110 Miles





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

E: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)