



28 Bowland Rise,

New Milton, BH25 6TZ

SPENCERS
COASTAL



No Onward Chain... A beautifully presented three bedroom semi detached house in a peaceful and very well presented small development close to New Milton's High Street and facilities.

The Property

The house has been beautifully refurbished by the current owner offering superb accommodation throughout.

The front door opens to a staircase hall which provides access to the very sensibly arranged ground floor rooms.

Off the hall is a well presented downstairs wc and a door to the double length, dual aspect sitting and dining room with modern flooring and beautiful fireplace complete with a cosy electric stove.

The sitting / dining room opens onto the rear garden via sliding doors and there is also a door to a recently fitted kitchen with fitted base and wall units on three sides of the room and a window overlooking the garden.



£425,000







The house has off street parking and lawn garden to the front as well as a very attractive south east facing low maintenance garden to the rear.

The Property

Upstairs, all rooms are accessed via a central landing. There are two very good double bedrooms equipped with fitted wardrobes and a charming single bedroom, which would also make an excellent study, as well as a family bathroom.

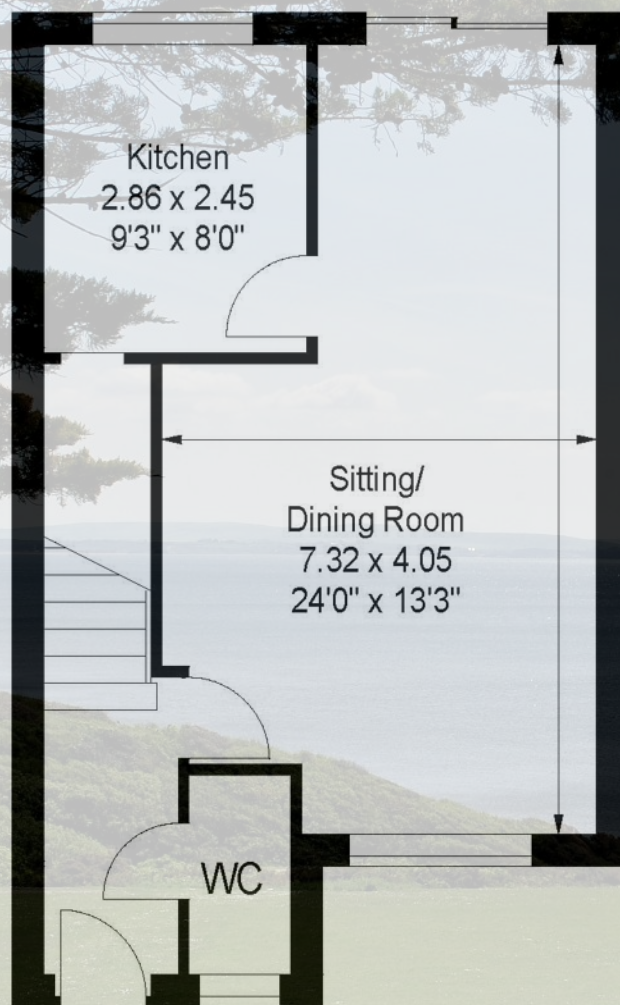


Property Video

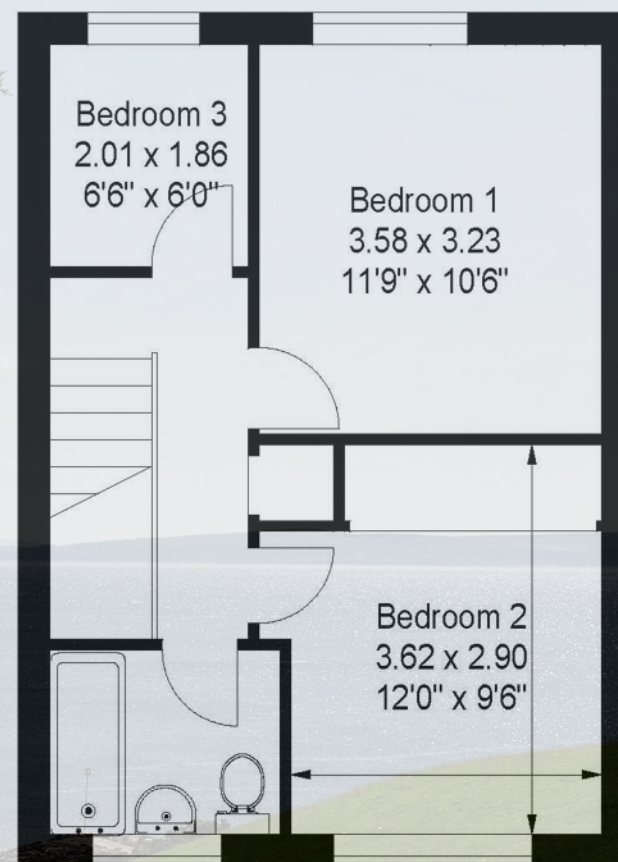
Point your camera at the QR code below to view our professionally produced video.



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 78sq.m. or 840sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



The property further benefits from off-road parking and a single garage in block

Outside

There is parking and lawn garden to the front of the house with the main garden lying to the rear. The rear garden is extremely sunny and faces south east with a side access gate.

Immediately adjoining the house is a stone terrace ideal for relaxing or barbecues with the remainder of the garden laid to artificial lawn and mature shrubs down the left hand side.

The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south.

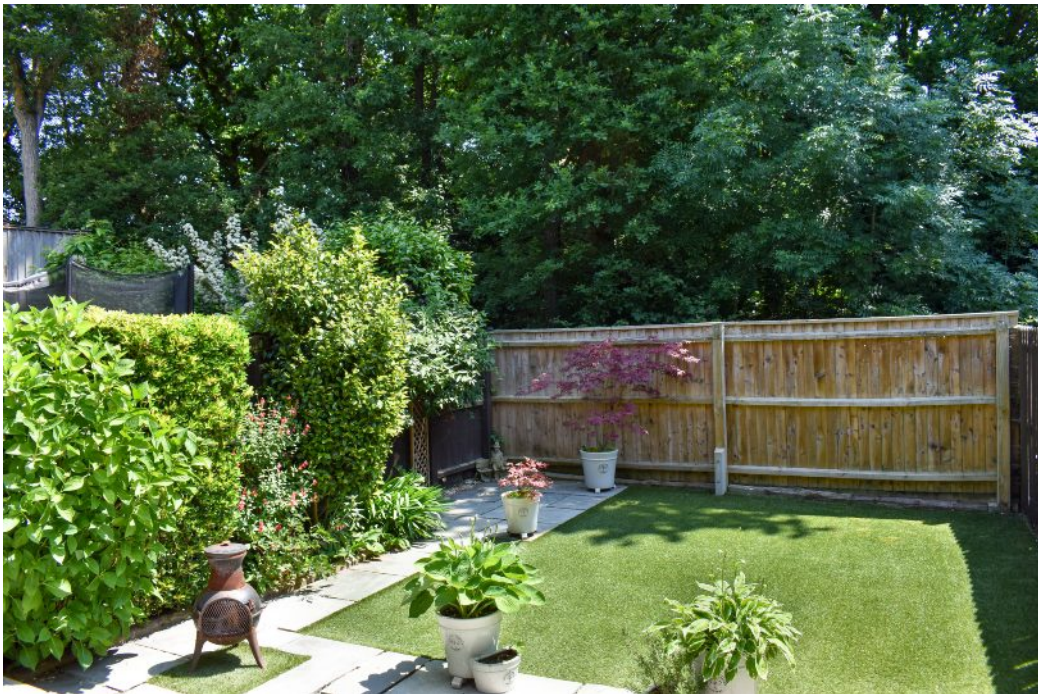
This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

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.





Close proximity to Barton on Sea cliff top and New Forest National Park

Services

Energy Performance Rating: C Current: 68 Potential: 84

All mains services connected

Points Of Interest

Ashley Centre	0.6 Miles
New Milton Town Centre	0.5 Miles
New Milton Train Station	0.8 Miles
The Arnewood School	1.0 Miles
Tesco Superstore	0.4 Miles
Barton Sea Clifftop	1.9 Miles
New Forest National Park	3.1 Miles
Bournemouth Airport	11.1 Miles
Bournemouth Centre	12.3 Miles
London	110 Miles (1 hour 45 mins by train)

Important Information

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:

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com