



4 Litchford Road

New Milton, BH25 5BQ

S P E N C E R S





A well-presented semi-detached three-bedroom family home, ideally located within easy, level walking distance of local amenities and schools.

The Property

The property is approached via a brick-paved driveway, leading to the front door on the right-hand side of the house. Upon entering, you are welcomed into a bright and practical entrance hallway, with doors providing access to the ground floor accommodation and the integral garage, as well as stairs rising to the upper floors.

To the right of the hallway is a spacious reception/dining room, offering ample space for both living and dining furniture. This room benefits from windows and patio doors that open directly onto the east-facing rear garden, creating a lovely connection between indoor and outdoor living.

Adjacent to the hallway is the kitchen, positioned at the front of the property and fitted with a range of wall-mounted and base units with surrounding worktop surfaces and integrated fridge. The sink is located beneath the front-facing window, and there is space for appliances. A door from the hallway also provides internal access to the single garage, which in turn has a door leading back out onto the front driveway. The garage also has an integrated under counter freezer.

Stairs lead to the first-floor landing, which provides access to three bedrooms and the family bathroom. The main bedroom is located at the front of the property and is a well-proportioned double, featuring built-in wardrobes and a west-facing window. This bedroom also benefits from an en-suite bathroom comprising a WC, wash basin and walk in shower.



£425,000



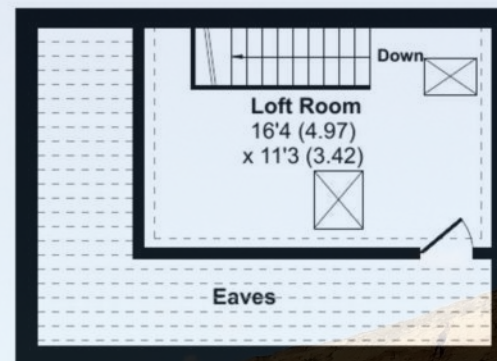
FLOOR PLAN

Approximate Area = 1141 sq ft / 106 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1328 sq ft / 123.3 sq m

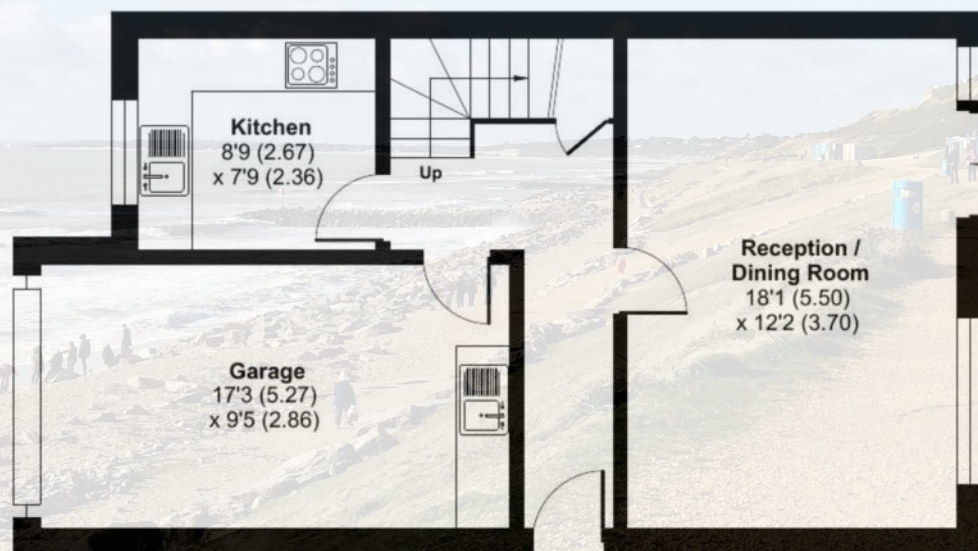
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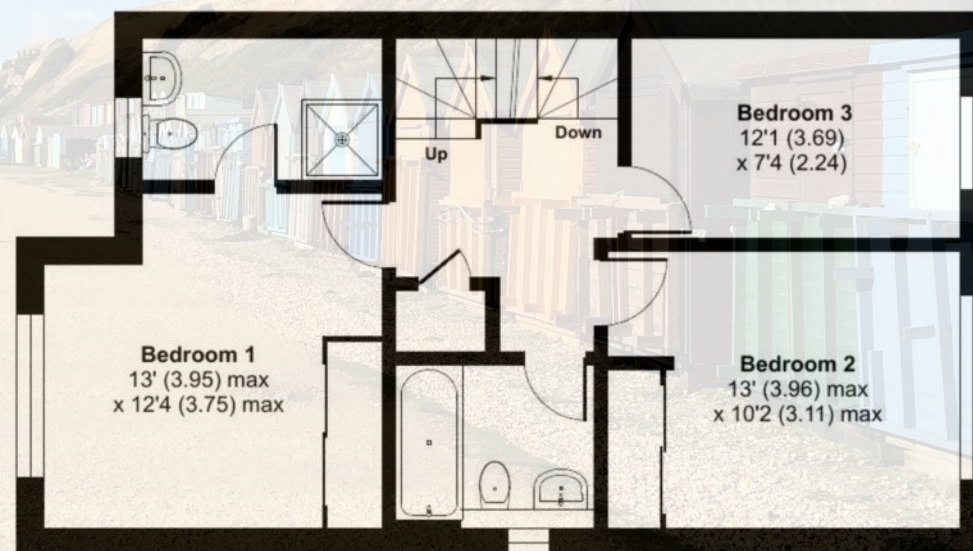
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



The Property Continued...

Bedroom two is another double room overlooking the rear garden and also includes built-in wardrobes. Bedroom three is a good-sized room with a rear-facing window. Completing this level is the family bathroom, fitted with a WC, wash basin and bath. Off the landing is also an airing cupboard providing useful storage.

From the first-floor landing, a further staircase leads to the second floor, which has been converted into a versatile loft room. Currently used as a home office/study, this space could also serve as an additional bedroom or sitting area, and benefits from Velux windows and excellent built-in storage, making it ideal for family living.





Grounds and Gardens

To the front of the property there is a block-paved driveway providing parking for two vehicles. Side access runs along the right-hand side of the house, leading to a gated entrance into the rear garden.

The east-facing rear garden is mainly laid to lawn with paved areas and is fully enclosed by fencing, offering a private and low-maintenance outdoor space. Patio doors from the main living area open directly onto the garden and patio area, ideal for entertaining and everyday family use.

Additional Information

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: C Current: 76 Potential: 80

Services: All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Broadband: FFTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south with less than a 10 minute drive to the beach.

New Milton also benefits from a great railway station with direct lines to London. 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 program. 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.

Points of Interest

Barton on Sea Cliff Top	2.3 Miles
The Cliff House Restaurant	2.7 Miles
Pebble Beach Restaurant	2.5 Miles
Tesco Superstore	0.7 Miles
Marks & Spencer Food Store	0.7 Miles
New Milton Centre & Train Station	0.9 Miles
Bournemouth Airport	12.4 Miles
Bournemouth Centre	14.1 Miles
London (2 hours by train to Waterloo)	98.0 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 for 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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