



Riversdale

*12 Litchford Road, Ashley, New Milton BH25 5BQ*

SPENCERS  
COASTAL









*A beautifully presented Edwardian four-bedroom detached family home, situated in a quiet residential road on the outskirts of New Milton*

## The Property

An attractive white and black wooden Edwardian glazed porch leads to a stained glass original front door, opening into a welcoming entrance hall with doors radiating to the reception rooms and stairs rising to the first floor.

The ground floor accommodation offers a large sitting room with an open fireplace featuring an attractive mantel and period surround, as well as a large bay window providing lots of natural light. The front aspect family room enjoys another bay window and a feature Edwardian fireplace.

A door leads into the dining room, which again features an attractive log burner and opening through to the snug area, with a door leading to a compact utility area and cloakroom.

The impressive hand-painted kitchen/breakfast room boasts a vaulted ceiling, a central island with breakfast bar, ample wooden worktops with a butler sink, extensive storage units and drawers, Falcon range cooker, and a range of integrated appliances including fridge, freezer, dishwasher, and wine fridge.

Completing the ground floor accommodation is a useful boot room with a large storage cupboard.

**£830,000**





## FLOOR PLAN



Total Area: 216.4 m<sup>2</sup> ... 2329 ft<sup>2</sup>  
All measurements are approximate and for display purposes only





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*This wonderful period home is brimming with original features throughout. Beautiful mature gardens with a variety of plants and shrubs*

## The Property Continued . . .

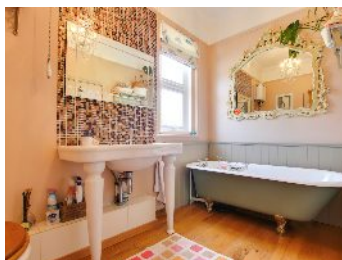
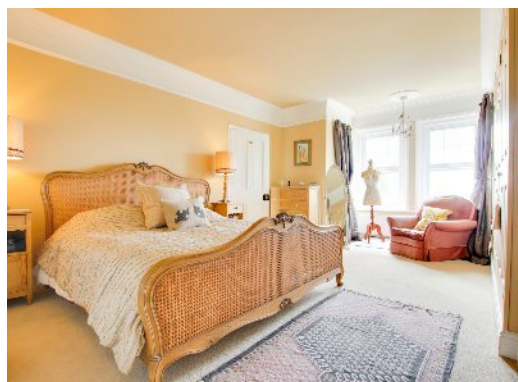
Stairs lead to the first floor, with access to three large double bedrooms and a beautifully appointed family bathroom with a roll-top bath, separate shower cubicle, feature washbasin, and WC.

All the bedrooms retain some original features, including period fireplaces, with a large bay window in the master bedroom. This room is serviced by a light and spacious en-suite shower room with a double basin vanity unit, large glass shower cubicle, and WC.

From the first-floor landing, stairs lead to the second-floor attic space, which has been converted to provide a fantastic space currently used as a gym. There is also a further bedroom with a Velux window.

## Property Video

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







## Grounds & Gardens

The front is approached via a driveway providing ample off-road parking, leading to a detached garage located at the rear of the property.

An undeniable feature of the property is the wonderful, landscaped rear garden, lovingly nurtured, developed, and planted over the years by the current owners. Being an excellent size, the garden is mainly laid to lawn, interspersed and bordered by mature flower and shrub beds. The four different decking areas provide flexible outside sunbathing, seating, and al-fresco dining options to capture the sun at different times of the day.

## The Situation

The property is quietly situated in a popular residential road on the edge of New Milton which 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, artisan 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: D Current: 58 Potential: 74

Council Tax Band: D

All mains services connected

## Points of Interest

Barton on Sea Cliff Top	2.4 Miles
The Cliff House Restaurant	2.3 Miles
Pebble Beach Restaurant	2.5 Miles
Chewton Glen Hotel & Spa	2.7 Miles
Durlston Court School	1.9 Miles
Ballard School	1.4 Miles
Tesco Superstore	0.8 Miles
Marks & Spencer Food Store	0.7 Miles
Artisan Bakery	0.7 Miles
New Milton Centre and Train Station	0.9 Miles
New Forest	2.0 Miles
Bournemouth Airport	13.2 Miles
Bournemouth Centre	14.5 Miles
London (1 hour 45 mins by train to Waterloo)	110 Miles

## 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 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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