



71 Ferndale Road

*New Milton, BH25 5DP*

SPENCERS  
COASTAL



*Families are Forever*  
ALWAYS TOGETHER AND THERE FOR EACH OTHER







*A well-appointed detached bungalow, recently extended and set within private, low-maintenance gardens in a popular residential location, just 0.2 miles from local shops and 1.1 miles from New Milton town centre and railway station*

## The Property

The entrance hallway provides access to all rooms, with ample space for coats and storage.

There are three generous double bedrooms, each offering plenty of space for furniture and storage, served by a contemporary family bathroom with a panelled bath, shower screen and attachment over, WC, and hand wash basin, complemented by fully tiled walls and flooring.

The principal bedroom enjoys excellent proportions and a modern en suite comprising a large corner shower cubicle, WC, hand wash basin, and heated towel rail.

The spacious open-plan kitchen/dining/family room features LVT flooring throughout and bi-folding doors opening to the garden. The living area offers ample space for seating and a gas fire with an attractive surround, creating a welcoming focal point.

**OIEO £425,000**



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*Inside, the bungalow offers three double bedrooms and open-plan living accommodation, along with a detached single garage and driveway parking for two vehicles*

### The Property Continued ...

The kitchen is fitted with a range of oak-effect wall, floor and drawer units with contrasting light worktops, and includes an integrated oven, four-ring electric hob with extractor, and fridge freezer.

### Property Video

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







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*The property is also within easy reach of the Barton Clifftop, offering pleasant coastal walks and sea views, perfect for those who enjoy the outdoors. It enjoys a peaceful setting with convenient access to local amenities and transport links, making it an excellent choice for families, retirees, or anyone seeking comfortable single-level living*





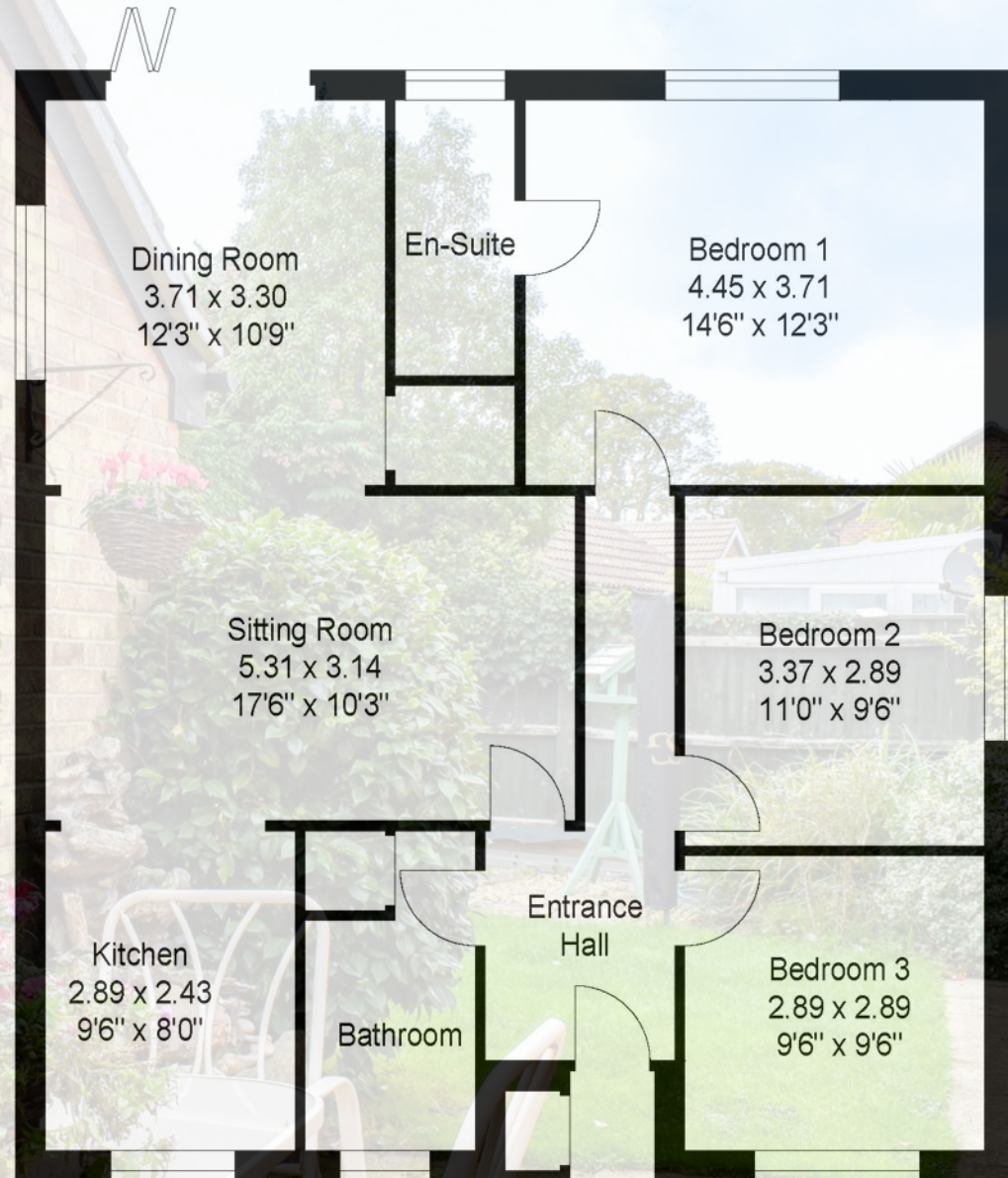
Approximate  
Gross Internal Floor Area  
Total: 97sq.m. or 1044sq.ft.

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NOT TO SCALE

## 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.







## Outside

The wrap-around gardens are designed for easy upkeep, with areas of lawn bordered by fencing and hedging, providing a good degree of privacy. A paved patio accessed via the bi-folding doors creates an ideal setting for alfresco dining. A rear gate leads to the tarmac driveway and single garage.

## Additional Information

Energy Performance Rating: C Current: 69 Potential: 83  
Council Tax Band: D  
Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)  
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

Local Convenience Store	0.2 Miles
Marks & Spencers Food Hall	0.9 Miles
New Forest National Park	1.0 Mile
New Milton Town Centre & Train Station	1.1 Miles
Tesco Superstore	1.6 Miles
Chewton Glen Hotel & Spa	2.1 Miles
Barton on Sea Cliff Top	2.2 Miles
Pebble Beach Restaurant	2.2 Miles
The Cliff House Restaurant	2.5 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	15.5 Miles
London	110 Miles





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

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