



152 Gore Road, *New Milton, BH25 6SJ*

SPENCERS  
COASTAL





*A spacious character family home, conveniently located on the fringes of New Milton town centre.*

### The Property

- Welcoming entrance hallway with solid wood flooring throughout providing access to ground floor accommodation
- Fantastic open-plan kitchen dining room with a large range of solid wood wall, floor and drawer units with quality granite effect worksurfaces over incorporating a ceramic sink with mixer tap, providing ample space for all white goods, access via UPVC door into the rear gardens
- Adjacent useful utility room providing additional storage and space for white goods
- To the front aspect, a delightful sitting/family room with a feature bay window and gas fire with attractive stone surround creating a delightful focal point
- Additional reception room currently being used as a ground floor double bedroom
- Serviced by a contemporary wet room, comprising WC, pedestal hand wash basin finished with stylish wall and floor tiles.



**£640,000** *Guide Price*











*The property offers generous and versatile accommodation, comprising four double bedrooms, three reception rooms including a kitchen/dining room opening onto the rear gardens.*

### The Property Continued...

- From the hallway, stairs rise to the first-floor landing providing access to four generous bedrooms all of which have ample space for bedroom storage and furniture
- Four piece family bathroom comprising walk-in shower, panelled bath with shower attachment, hand wash basin and WC, complete with partly tiled walls

### Property Video

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







*The property further benefits ample off-road parking.*

## Grounds & Gardens

The property is approached via a block paved driveway giving generous off-road parking and an EV charge EV point, have solar panels on south & west aspects of the house

Generous rear gardens which is mainly laid to lawn with high-level enclosed fencing and mature shrubbery creating much privacy. Adjacent to the rear of the property is a large patio area accessed via the kitchen.

## 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.

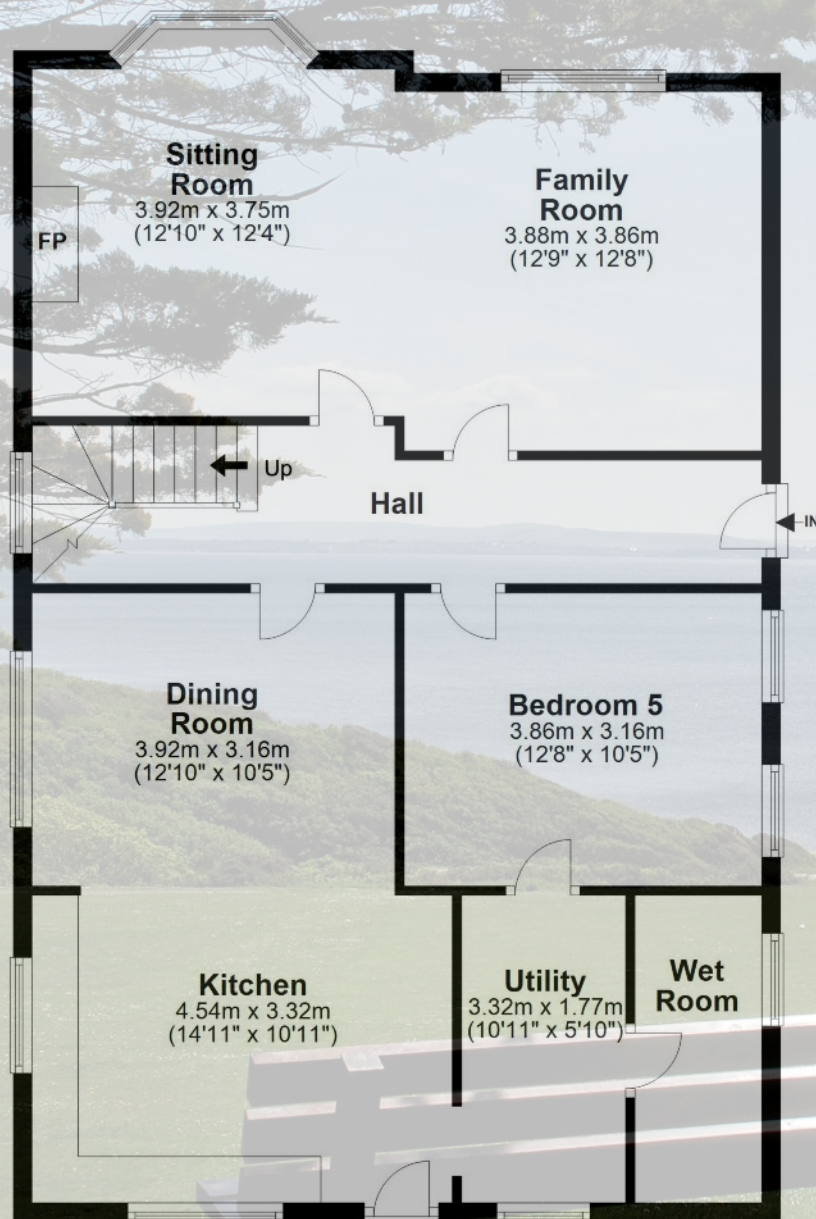
Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

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.

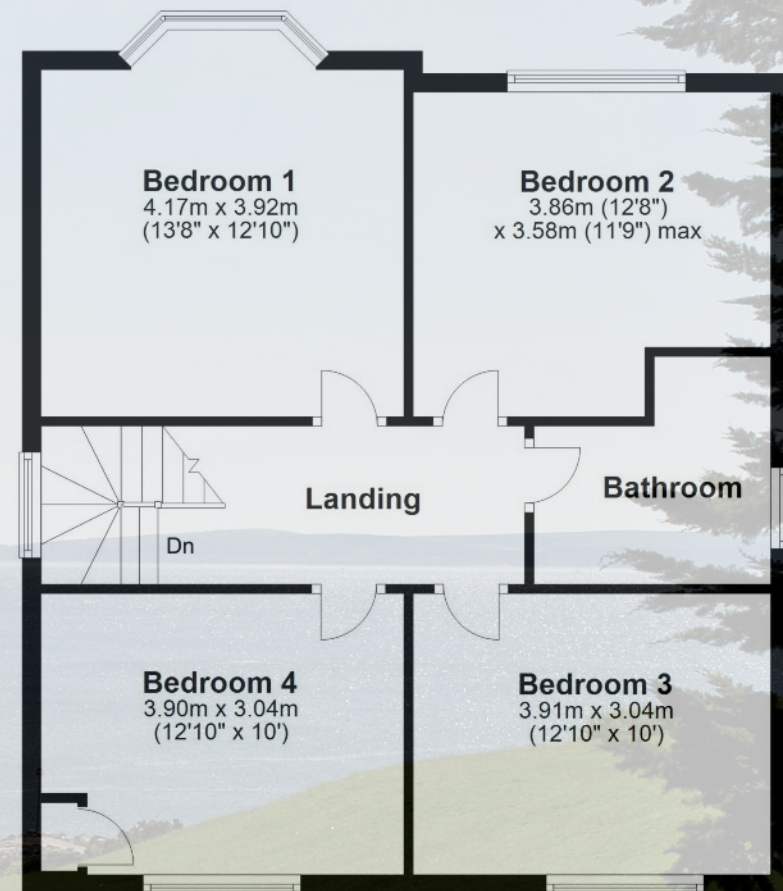


## FLOOR PLAN

### Ground Floor



### First Floor



## Floor Plan

**Approx Gross Internal Area:**  
**164.1 sqm / 1766.3 sqft**





*Situated in a residential area of New Milton, less than a mile from Town Centre.*

## Services

Energy Performance Rating: C Current: 69 Potential: 81

All mains services connected

Council tax band: D

## Points of Interest

New Forest National Park	2.9 miles
Barton on Sea cliff top	1.7 miles
The Cliff House restaurant	1.9 miles
Chewton Glen Hotel & Spa	1.3 miles
The Arnewood School	0.4 miles
Ballard School	1.6 miles
Tesco Superstore	1.6 miles
New Milton centre and train station	0.9 miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London	(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:

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