



55 Kennard Road

New Milton, BH25 5JT

SPENCERS
COASTAL





This beautifully modernised four-bedroom detached chalet home with stunning west-facing garden is immaculately presented throughout, offering flexible accommodation across two floors

The Property

Upon entering the home, you're welcomed into a spacious entrance hallway, which provides access to the main ground floor rooms and stairs leading to the first floor. It features contemporary Karndean flooring which seamlessly runs through the ground floor.

To the left, a versatile room is currently used as a snug but could easily serve as a fourth double bedroom and features a large front-facing window that fills the space with natural light.

The main living room is situated at the rear of the property and enjoys a peaceful garden outlook. From here patio doors open directly onto the rear terrace, while an additional side window enhances the light and airy feel of the room.

A glazed door from the hallway leads into the impressive kitchen/dining room. This modern space is the heart of the home, featuring a central island with a gas hob and overhead extractor. The kitchen is fitted with a range of sleek wall-mounted and base units, complemented by the fitted worktops, an integrated sink, and built-in appliances and included. The island also offers a breakfast bar for informal dining, while there is ample space for a dining table or lounge furniture at the far end of the room, where patio doors open directly onto the garden, showcasing the home's sunny westerly aspect. A secondary side entrance door adds further convenience.

£619,950



2



4



2





The Property Continued ...

Also on the ground floor is a well-sized double bedroom overlooking the front of the property. It benefits from a stylish en-suite shower room, complete with a shower cubicle, WC, and wash hand basin.

A separate family bathroom is also located on the ground floor, comprising a bath with overhead shower, WC, and wash hand basin.

Taking the stairs rising to the first floor you find two further double bedrooms.

Bedroom two features dual Velux windows providing both southerly and northerly aspects, creating a bright and welcoming space.

Across the landing, bedroom three also enjoys dual Velux windows and is tucked into the eaves, offering charm, space, and plenty of natural light.

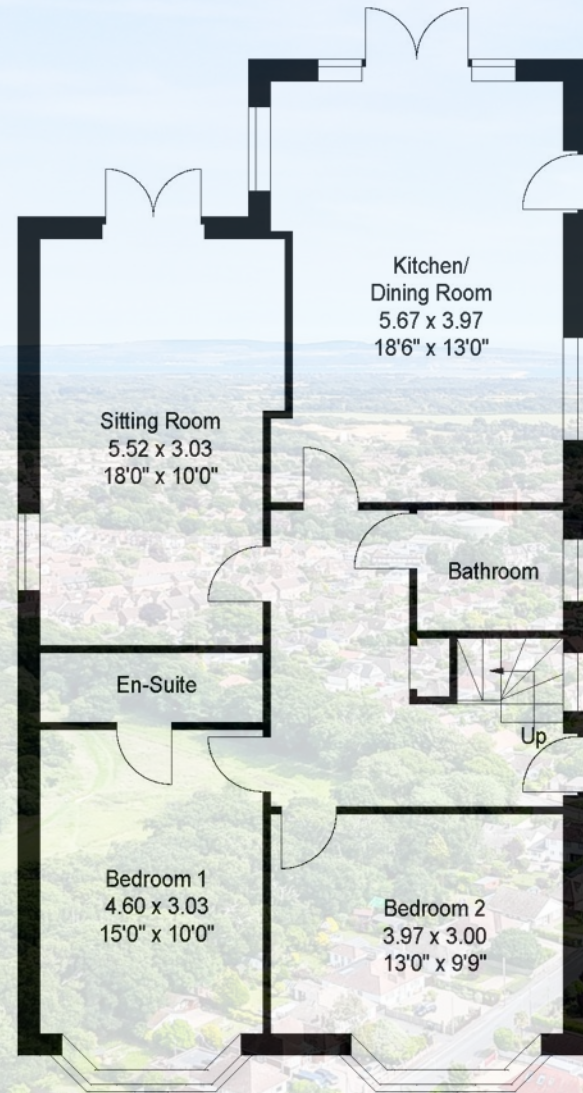
Property Video

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







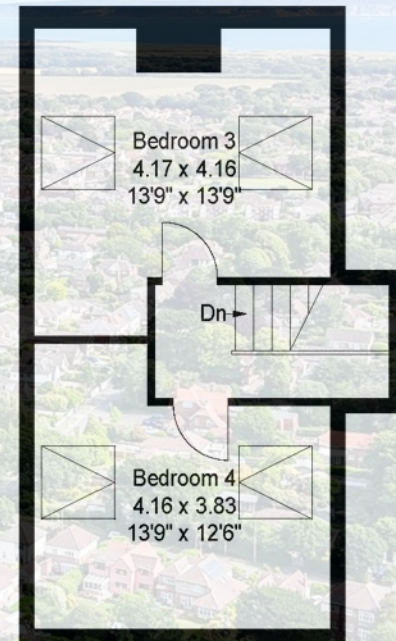


Ground Floor

Approximate
Gross Internal Floor Area
Total: 122sq.m. or 1313sq.ft.

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NOT TO SCALE



First Floor

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.



The property boasts a recently landscaped, sunny west-facing garden—perfect for enjoying outdoor living

Outside

The property is approached via a gravel driveway, providing generous off-road parking—ideal for multiple vehicles, a boat, or motorhome storage. A secure gate leads down the side of the property to the rear garden.

The west-facing rear garden has been beautifully landscaped and is designed for low-maintenance enjoyment. A contemporary luxury white Porcelain patio spans the rear of the house, accessed directly from both the kitchen/dining area and lounge.

The garden is mostly laid to lawn, bordered by contemporary raised beds and modern wooden slat fencing, offering privacy and a perfect space for outdoor entertaining or relaxation.

Additional Information

Energy Performance Rating: D Current: 67 Potential: 80

Council Tax Band: E

Tenure: Freehold

Services: All mains services connected

Broadband: ADSL Copper-based phone landline, Satellite broadband

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.

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.

Points Of Interest

Ballard Water Meadows	0.2 Miles
New Milton Centre & Train Station	0.6 Miles
Ballard School	0.7 Miles
Tesco Superstore	1.5 Miles
Durlston Court School	1.9 Miles
Pebble Beach Restaurant	2.1 Miles
Barton on Sea Cliff Top	2.3 Miles
New Forest National Park	3.6 Miles
Bournemouth Airport	11.9 Miles
London (1 hour 45 mins by train)	103 Miles



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

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