



**Knightwood,**

*1 Woodhouse Gardens, New Milton, BH25 6PR*

**SPENCERS**  
COASTAL







## KNIGHTWOOD

*An exquisite family residence built by the renowned Colten Developments, located within an attractive enclave, offering extensive and versatile accommodation over two floors. The property is ideally situated within close proximity to Barton on Sea clifftop and the New Forest National Park. The property comprises a ground floor bedroom suite and generous living accommodation including a stunning vaulted open plan kitchen/family room with bi-folding doors opening onto the south-facing rear gardens and four first floor bedrooms. Knightwood is approached via a block paviour driveway providing generous off-road parking and provides access to the detached double garage.*

### Property Video

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



**£969,950**





“ Woodhouse Gardens is an ideal location for the New Forest to the north, the coast at Barton-on-Sea to the south, Lymington to the east and Christchurch/Muddeford to the west.

### Ground floor accommodation;

Tiled storm porch leading through to the spacious entrance hallway with tiled flooring and glazed casement doors looking through to the rear gardens, providing access to the WC and understairs storage

Delightful sitting room with bi-folding doors opening onto the rear patio and gardens

Wonderful triple aspect, vaulted open plan kitchen/family room with Velux windows and bi-fold doors opening out into the rear gardens

The kitchen area is fitted with an extensive range of contemporary handleless ‘New York’ units with quality ‘Valley White’ quartz worksurfaces and upstands

Integral Neff appliances include black stainless-steel oven, combination microwave, stainless steel gas hob, fridge/freeze and dishwasher

Useful utility room leading off the hallway providing additional worksurface and storage, with ample space and plumbing for white goods, side door to gardens

Double aspect ground floor bedroom/office, further benefitting a luxury three-piece ensuite showroom



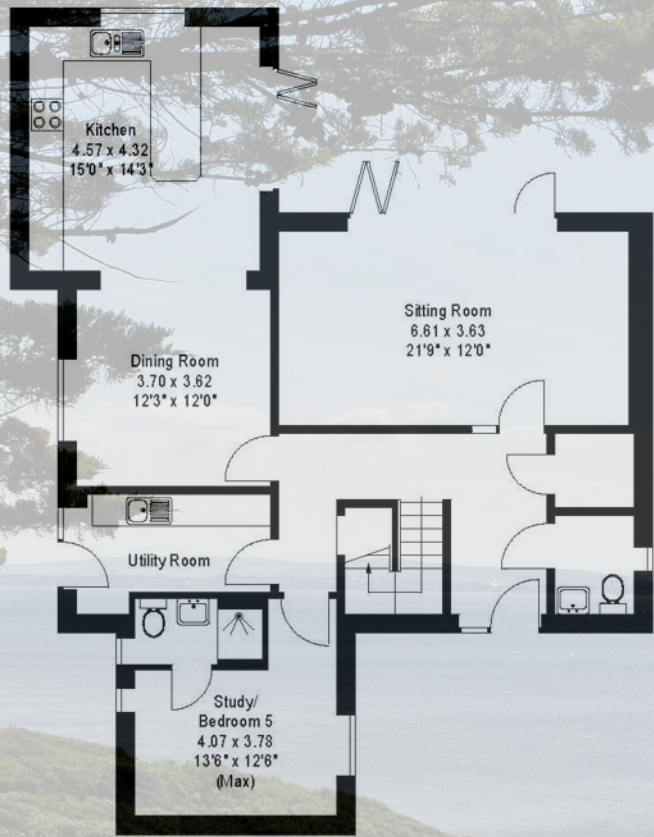




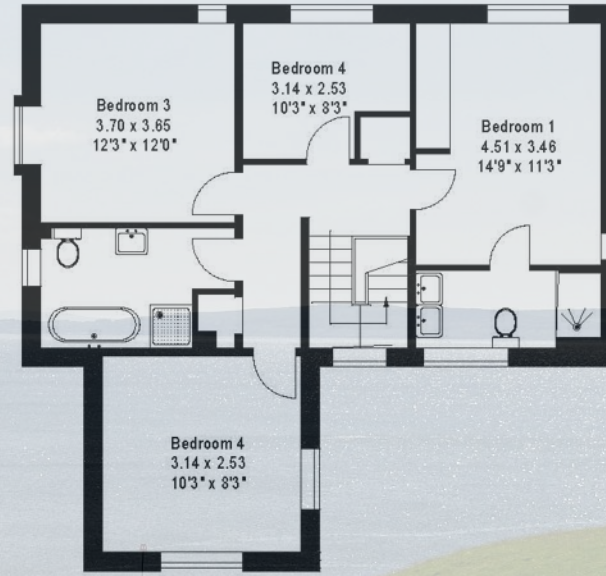




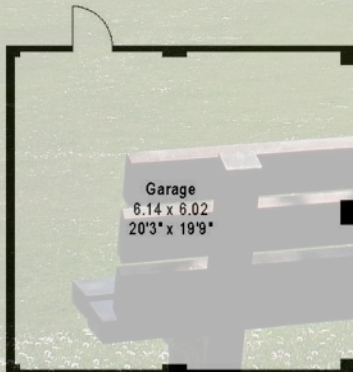
# FLOOR PLAN



Ground Floor



First Floor



Approximate  
Gross Internal Floor Area  
House: 137sq.m. or 2013sq.ft.  
Garage: 37sq.m. or 398sq.ft.

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NOT TO SCALE









*Enjoy a coffee at the Beachcomber Café, coastal dining at Pebble Beach Restaurant, or coastal walks along the cliff top, or sandy beach.*

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### **First floor accommodation;**

From the hallway, the staircase which has stylish powder coated metal handrails and staircase lights rises to the first-floor landing providing access to four bedrooms and are serviced by;

Excellent principal bedroom suite benefitting from built in wardrobes and a three-piece ensuite, comprising an oversized shower cubicle with Porcelanosa white marble effect tiled feature wall, hand wash basin with storage underneath, WC complete with tiled flooring

Three additional bedrooms which are serviced by the modern family bathroom, incorporating a panelled bath with ideal thermostatic shower and screen, finished with Porcelanosa ceramic floor tiles







## Outside

Knightwood is situated in a delightful cul-de-sac and is approached via a block paviour driveway allowing generous off-road parking and gives access to the detached double garage with an up and over door, power and lighting and personal door to the gardens. The south facing rear gardens are of generous size enjoying a delightful wooded back drop; and are mainly laid to lawn with panelled fencing creating much privacy. Adjacent to the rear of the house is a large sandstone patio.

## 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 19<sup>th</sup> 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: B Current: 85 Potential: 86

- All mains services connected
- Valiant gas-fired boiler
- Photovoltaic (PV) system
- 10 year NHBC Buildmark warranty

### Points Of Interest

Barton on Sea cliff top	0.8 Miles
The Cliff House restaurant	1.5 Miles
Pebble Beach restaurant	1.0 Miles
Chewton Glen Hotel & Spa	1.4 Miles
Durlston Court School	0.5 Miles
Ballard School	1.4 Miles
The Arnewood School	1.0 Miles
Tesco Superstore	0.6 Miles
New Milton centre and train station	0.8 Miles
New Forest	4.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London (1 hour 45 mins by train)	110 Miles

### Important Notice

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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