



Pine Trees

30 Lymington Road, New Milton, BH25 6PY

SPENCERS
COASTAL





A delightful, detached bungalow located on the fringes of New Milton town centre, within walking distance of local amenities and Barton on Sea cliff top

The Property

The property is accessed via a welcoming entrance hallway, leading to all accommodation.

A bright and airy triple-aspect living room provides an abundance of natural light, with a feature bay window overlooking the gardens and a log burner forming the focal point of the space.

There are three generously sized double bedrooms, each with ample room for storage and furnishings.

They are served by a stylish four-piece bathroom, featuring a freestanding bath with swan-neck mixer tap, a large walk-in shower cubicle, mosaic tiled flooring and polished concrete walls.

The principal bedroom further enjoys spacious proportions and includes a modern three-piece en suite shower room with walk-in shower, WC, hand wash basin with under-unit storage, heated towel rail, and polished concrete wall finish.

The highlight of the home is the impressive open-plan kitchen/dining area with engineered wood flooring, a skylight, log burner and French doors opening onto the garden.

£580,000



3



2



2



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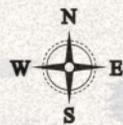
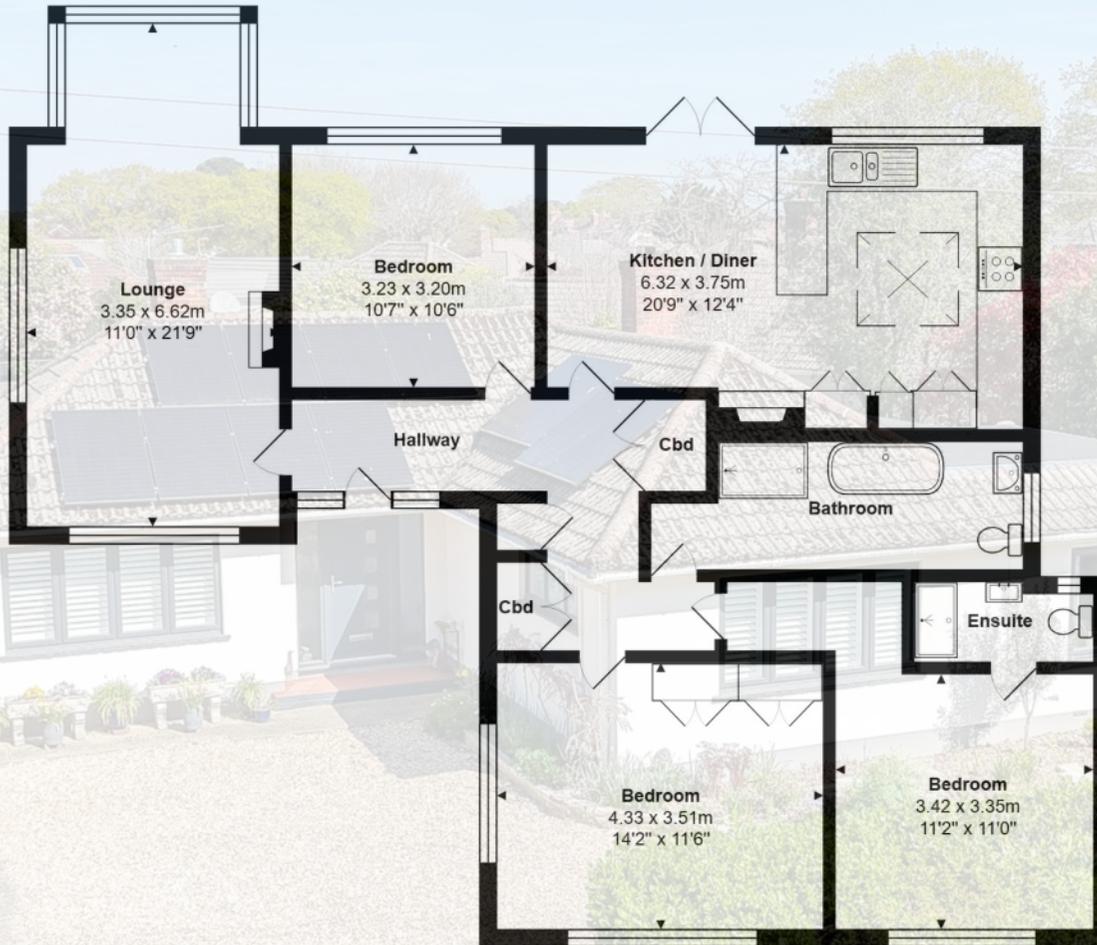
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The property has been beautifully extended and modernised by the current owners, offering contemporary open-plan living accommodation, three bedrooms, two bathrooms, one of which is en suite; further benefitting from a single garage, generous off-road parking and a private, well-maintained garden

The Property Continued ...

The kitchen is fitted with an excellent range of forest green wall, base and drawer units, enhanced by gold handles and backlit glass-fronted cabinets, finished with quality light-toned worktops. A peninsula unit provides additional storage and subtly defines the space. Integrated appliances include a double oven, fridge-freezer, electric hob and extractor fan.





Total Area: 109.6 m² ... 1180 ft²

All measurements are approximate and for display purposes only

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

Approached via a wooden five-bar gate, the property opens onto a part-tarmac, part-gravel driveway leading to the detached single garage and continuing through to the rear garden.

The outdoor space is of generous size, laid mainly to lawn with raised flower beds and mature planting. Enclosed fencing and established greenery provide a good degree of privacy.

Additional Information

Energy Performance Rating: A Current: 92 Potential: 96

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Solar Panels: Yes

Broadband: ADSL Copper-based phone landline

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.

Points Of Interest



Barton on Sea Cliff Top	0.8 Miles
Pebble Beach Restaurant	0.9 Miles
Chewton Glen Hotel & Spa	1.1 Miles
The Arnewood School	0.6 Miles
Tesco Superstore	0.8 Miles
New Milton Centre & Train Station	0.9 Miles
New Forest National Park	3.0 Miles
Bournemouth Airport	9.7 Miles
Bournemouth Centre	12.5 Miles
London (1 hour 45 mins by train)	102 Miles



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

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