



2 Marston Close

*New Milton, BH25 5DU*

SPENCERS  
COASTAL









*This beautiful two-bedroom detached bungalow combines modern living with character features*

## The Property

Upon entering, you are welcomed by a bright and airy entrance hall that sets the tone for the rest of the home. To the right, the master bedroom serves as a tranquil retreat. This spacious double bedroom enjoys views of the sunny front garden and features elegant bay windows that fill the room with natural light. Fully fitted furniture, including bedside drawers and abundant wardrobe space, ensures both style and practicality. The adjoining en-suite bathroom is fully tiled and equipped with a large walk-in shower, WC, and wash hand basin.

Across the hall, the second double bedroom is equally generous. Overlooking the front garden, this room also includes fitted furniture and a large bay window thoughtfully designed with an integrated desk, making it an ideal workspace or study area.

At the end of the hallway, you will find the expansive living room, offering a perfect space for relaxation and entertaining. A charming log burner serves as a focal point, while French doors lead out to the attractive, low-maintenance rear garden. The living room also provides ample space for a dining area, making it an excellent choice for hosting guests.

The family bathroom is both stylish and functional, featuring a freestanding roll-top bath and a separate, large walk-in shower. A skylight above allows natural light to pour in, creating a serene and refreshing atmosphere.

**£575,000**



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2









*Situated on a generous plot, it includes a well-designed kitchen/family room overlooking the gardens and a separate lounge with a cosy log burner*

### The Property Continued ...

The kitchen/dining room is the heart of the home, designed for both functionality and socializing. The kitchen includes extensive storage, beautiful oak countertops, and a 5-ring gas hob with an extractor hood. Integrated appliances, such as a double oven, add convenience, while under-counter space accommodates a washing machine, dishwasher, and tumble dryer. The adjoining dining area, with vaulted ceilings and skylights, creates a bright and inviting space. French doors and a sliding door open directly to the rear garden, seamlessly connecting indoor and outdoor living.



### Property Video

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









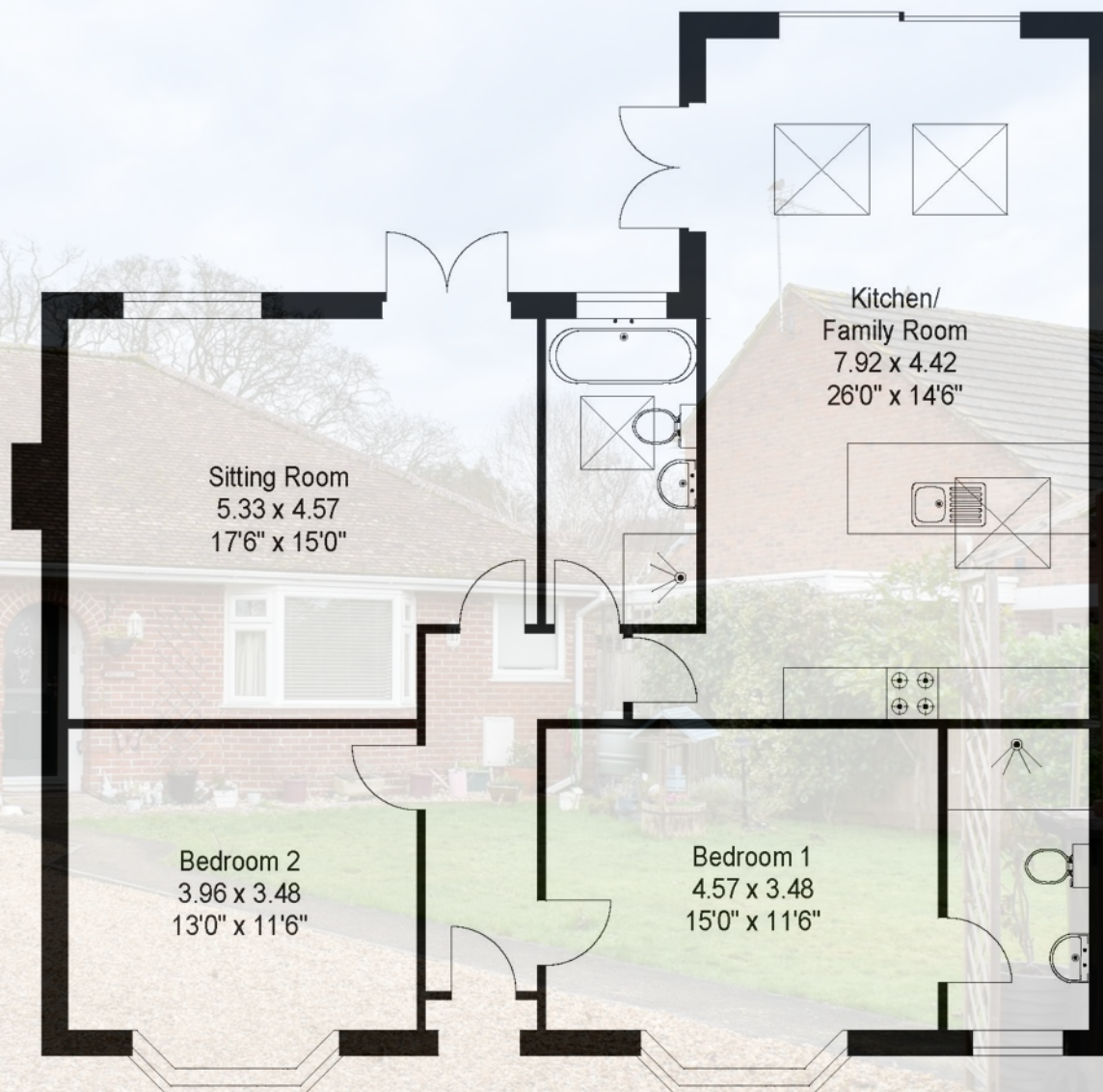




Approximate  
Gross Internal Floor Area  
Total: 114sq.m. or 1227sq.ft.

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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.





*Conveniently located near a local school and amenities, this home offers an ideal setting for families and professionals alike*

## Outside

The property is accessed via a gated gravel driveway, offering plenty of parking. The front garden is primarily laid to lawn and surrounded by mature shrubs, providing excellent privacy. Double gates to the side of the property allow access to the rear garden.

The rear garden is a private retreat, featuring a patio that is perfect for outdoor entertaining. Beyond the patio, a well-maintained lawn is bordered by small trees, offering seclusion. Two garden sheds provide practical storage solutions.

This exceptional bungalow offers comfort, style, and convenience in a desirable location with plenty of space inside and out.

## Additional Information

Energy Performance Rating: C Current: 70 Potential: 82

Council Tax Band: E

Tenure: Freehold

All mains services connected

Broadband: Mobile - Via 4G network to provide internet to the property

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

New Milton Centre & Train Station	0.7 Miles
Ballard School	0.9 Miles
Marks & Spencers	1.1 Miles
Tesco Superstore	1.1 Miles
New Forest National Park	1.8 Mile
Pebble Beach Restaurant	2.3 Miles
Chewton Glen Hotel & Spa	2.4 Miles
Barton on Sea Cliff Top	2.5 Miles
The Cliff House Restaurant	2.6 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	13.5 Miles
London (1 hour 45 mins by train)	101 Miles





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

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