



34 Kennard Road

*New Milton, BH25 5JX*

SPENCERS  
COASTAL







*An exceptional four-bedroom detached family home, ideally situated in a sought-after area near the scenic Ballard Water Meadow nature reserve, New Milton town centre, and the train station*

## The Property

**Guide Price £850,000-£875,000**

A spacious entrance hallway with engineered oak flooring seamlessly flowing throughout, providing access to all ground floor accommodation, including a convenient ground floor WC.

Leading off the right-hand side of the hallway is a generously proportioned, double aspect sitting room. This inviting space features two bay windows that flood the room with natural light, while a log burner set on a glass hearth against a feature tiled wall creates a striking focal point.

The standout feature of the property is the superb kitchen/family room, enhanced by Velux windows that flood the space with natural light. The engineered oak flooring and underfloor heating extend seamlessly throughout, adding to its warmth and appeal. The kitchen is fitted with an extensive range of two-toned wall, floor, and drawer units, complemented by premium quartz work surfaces and soft under-unit lighting. A central island provides additional functionality and style. High-quality integrated appliances include a Neff induction hob with an inset extractor, a Neff double oven with a plate warmer, a fridge freezer, a dishwasher, and a wine fridge.

Adjacent to the kitchen is a separate utility room, offering additional work surfaces and storage, ample space for white goods, and convenient access to the airing cupboard.

**£850,000**



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4



4







*This stunning property features four spacious double bedrooms and a striking open-plan kitchen, family, and dining area – the true heart of the home, perfect for modern living and entertaining*

### The Property Continued ...

From the entrance hallway, an elegant oak staircase with a glass balustrade ascends to the first-floor landing, leading to three double bedrooms. Each bedroom offers ample space for storage and furnishings, with two benefiting from contemporary three-piece ensuite shower rooms. These ensuites feature spacious walk-in shower cubicles, complemented by stylish tiled floors and walls.

The first floor also includes a contemporary family bathroom, featuring a panelled bath with mixer taps and an overhead shower unit, a WC, and a basin with a cupboard below, complemented by a lighted mirror above. The space is finished with fully tiled walls, a useful tiled recess, tiled flooring, a ladder-style heated towel rail, inset ceiling downlighters, an extractor fan, and an obscure double-glazed window to the rear aspect.

Located on the second floor is an additional bedroom suite, ideal for use as guest accommodation. This spacious bedroom features Velux windows and is served by a modern three-piece shower room.



### Property Video

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







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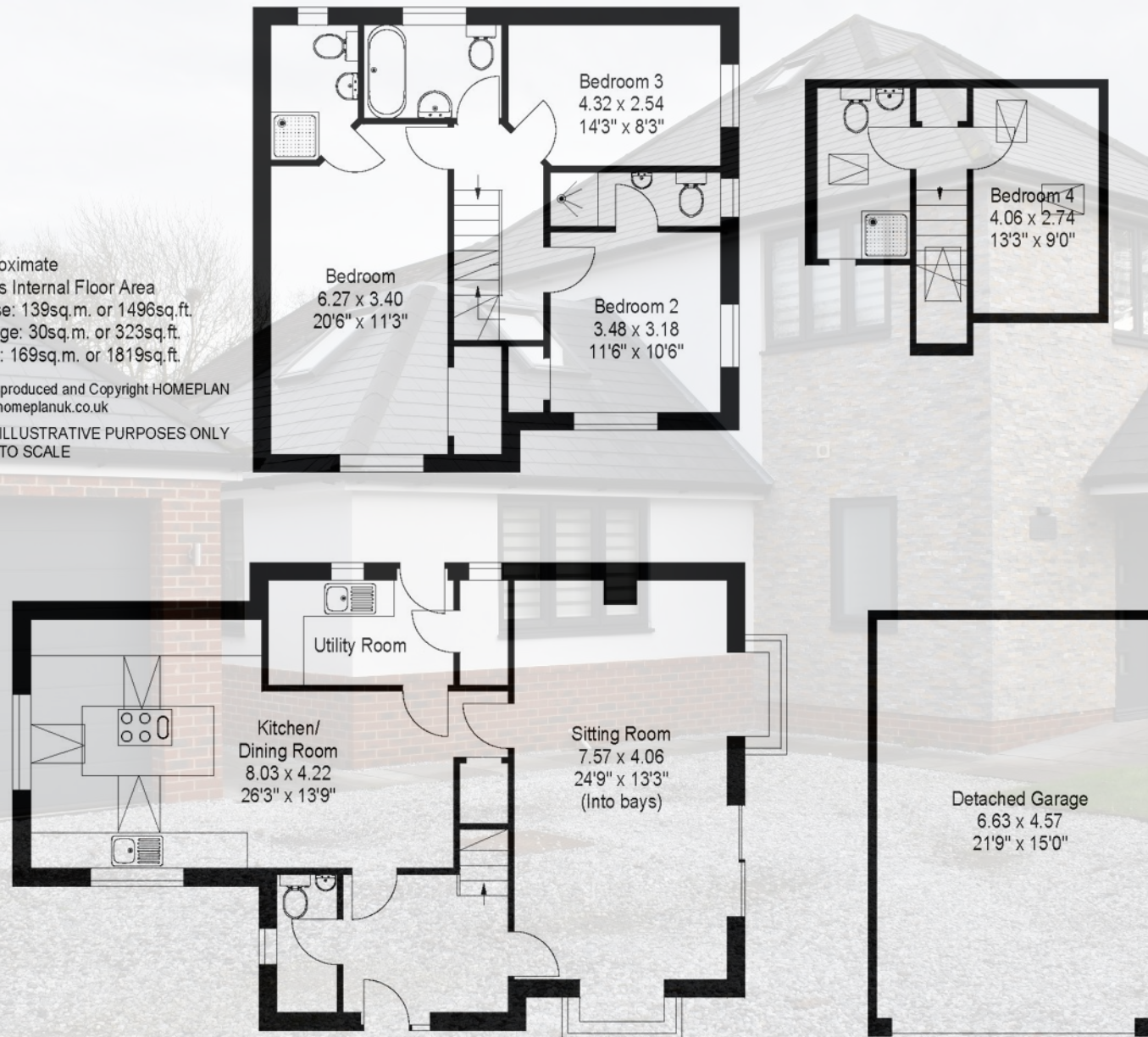




Approximate  
Gross Internal Floor Area  
House: 139sq.m. or 1496sq.ft.  
Garage: 30sq.m. or 323sq.ft.  
Total: 169sq.m. or 1819sq.ft.

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## 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, the property is enhanced by beautifully low-maintenance wraparound gardens, a detached double garage, and ample off-road parking, making it an ideal choice for family living*

## Outside

The property is accessed through a five-bar gate leading to a large shingle driveway, providing access to the double garage via an electric roller door. This area opens into the wraparound gardens, designed for ease of maintenance, featuring an expansive lawn. A patio area directly adjoining the sitting room leads onto a shaped, level lawn with attractive raised sleepers and hedge borders, all enclosed by picket fencing and bordered by mature hedging, ensuring a high degree of privacy.

## Additional Information

Energy Performance Rating: E Current: 43 Potential: 81

Council Tax Band: F

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity











## The Local Area

The property is ideally located on the outskirts of New Milton town centre, just a short stroll from the tranquil Ballard Water Meadow Nature Reserve and its surrounding woodlands. Situated just off Lake Grove Road, it offers the perfect setting for a peaceful walk or a family outing with the dog.

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

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	3.6 Mile
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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