



65 Oakwood Avenue

New Milton, BH25 5DZ

SPENCERS
COASTAL



NOVEMBER

HOUSE	DINNERS
Gardener	Pie + Mash
Winkler-Dunlop	Crispy Chicken
	Veg Pasta bake
	Spag Bol
	Lemon Orzo
	Steak + Chips

KELLY
Wednesday
Piles

DAN
Beard time 24 12:30

MAX
Flu, 2nd 11th
Grocery





A delightful four-bedroom detached bungalow, set within private, beautifully maintained, south-west facing gardens

The Property

Guide Price £650,000 - £675,000 - The bright, airy entrance hallway is finished with quality wood-effect flooring that flows seamlessly throughout and includes a custom-built fitted cloak cupboard and storage. At the end of the hallway, sliding pocket doors lead into the impressive kitchen/family room, the focal point of the property, with French doors opening onto the south-west facing patio and bespoke fitted storage in the living area.

The kitchen showcases an exceptional range of two-tone shaker-style units, contrasted with quartz work surfaces and a stylish tiled splashback, complete with a practical island unit. Integrated appliances include a five-ring AEG induction hob with ceiling extractor, double oven, dishwasher, wine fridge, and fridge freezer.

A chic roller door leads to the utility room, equipped with automated lighting, ample storage including a double larder cupboard, space and plumbing for white goods, and a side access door to the garden.

The property includes four spacious double bedrooms, each offering generous space for furniture and storage, with one currently used as an office. The bedrooms are served by a luxury bathroom suite, featuring a separate bath with shower attachment, a wet-room-style shower with a waterfall attachment and glass screen, underfloor heating, and large tiled floors and walls.

£650,000



1



4



2





Tastefully extended and modernised with quality fixtures and fittings throughout, the property features an impressive kitchen/dining family room at the heart of the home

The Property Continued ...

The primary suite is generously proportioned, enhanced by an elegant, pan-elled wall. A roller door opens into a walk-through dressing room that offers ample fitted storage. A pocket door leads to the contemporary en-suite, which features distinctive floor and wall tiles, a vaulted ceiling, and a spacious walk-in shower, all complemented by the warmth of underfloor heating.

Grounds & Gardens

The property is approached via a gravel driveway with parking for several vehicles and a side access gate to the rear gardens. The south-west facing gardens have been thoughtfully landscaped for ease of maintenance, bordered by mature shrubs, and include a spacious porcelain patio directly behind the property. Additionally, the gardens provide multiple secure storage sheds.



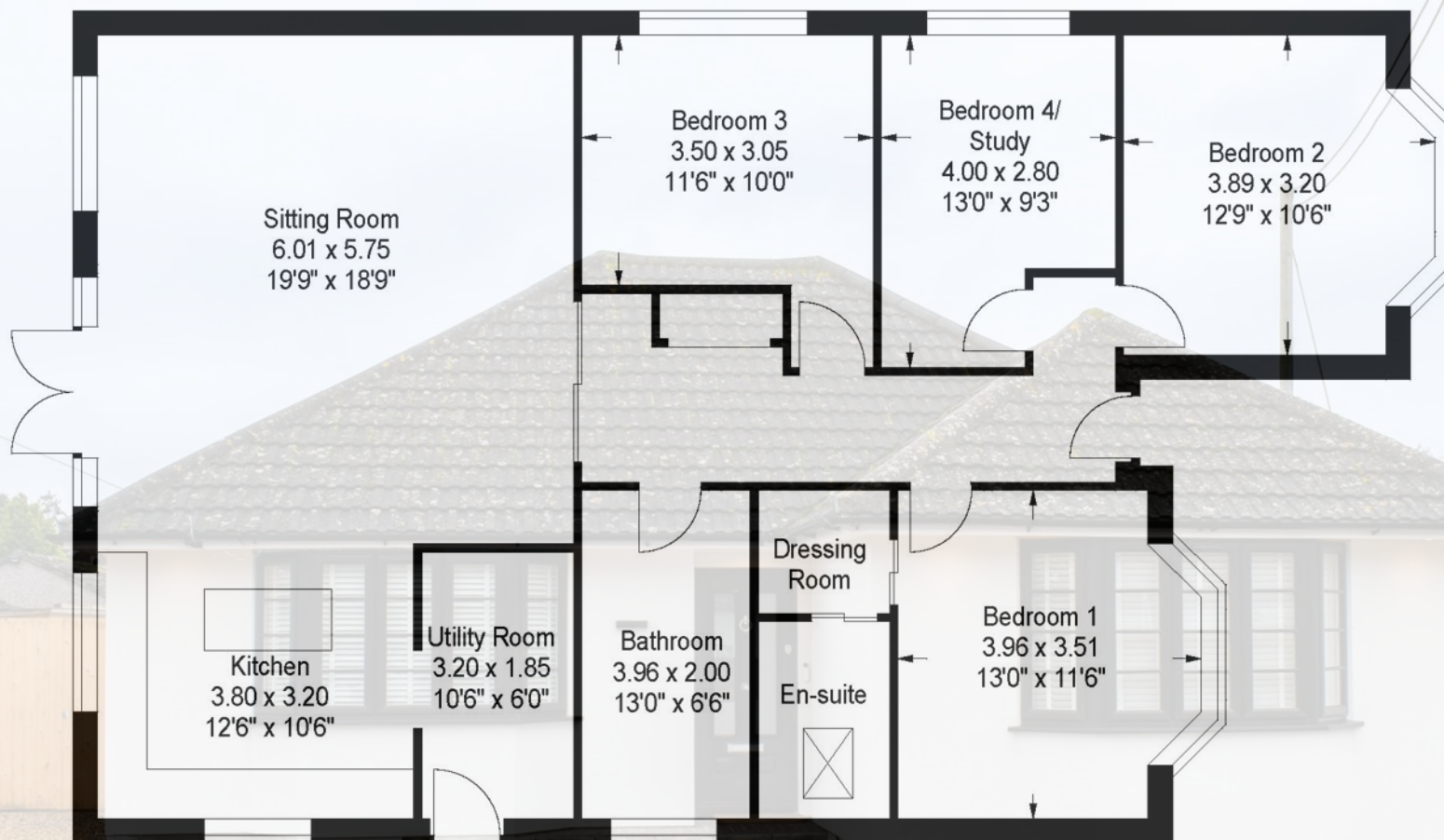
Property Video

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









Approximate
Gross Internal Floor Area
Total: 136sq.m. or 1464sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



Ideally situated, it's within a short walk of local amenities and close to New Milton town centre and train station

Additional Information

Energy Performance Rating: C Current: 72 Potential: 83

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Broadband: ADSL Copper-based phone landline

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

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 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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