



105 Station Road

New Milton, BH25 6JP

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This immaculately presented and recently modernised three-bedroom detached house is ideally located just a short stroll from the heart of New Milton town centre and the mainline railway station, offering convenience and easy access to local amenities. The property provides a wonderfully bright and spacious living environment, benefitting high-quality kitchen, contemporary bathrooms, ample off-road parking, and meticulously landscaped gardens, perfect for both relaxation and outdoor entertaining

The Property

The property is accessed via a secure five-bar wooden gate, which opens onto a very spacious, gravelled driveway providing plenty of off-road parking. A block-paved footpath leads you through a well-maintained front garden and to the front covered porch area. As you step through the front door, you are greeted by the Entrance Hallway, which has been finished with timber-effect flooring, smooth textured ceilings, and recessed lighting. The hallway provides access to the ground-floor cloakroom, as well as stairs leading to the first-floor accommodation.

To the right you will find an inviting Sitting Room, with beautiful feature bay windows allowing lots of natural light, complete with bespoke plantation shutters. The room is centred around a charming open fireplace with a timber mantle and marble hearth, providing a cozy focal point. A TV aerial point, recessed ceiling spotlights, and ample space for living room furniture further enhancing the appeal of this delightful space.

£575,000



3



3



2





The Property Continued...

Continuing through you'll find access to the high-specification kitchen, which is truly the heart of the home. This stunning room is fitted with a superb range of grey shaker-style wall and base units, complemented by contrasting quartz worktops providing a modern and functional space for cooking and entertaining. Integrated appliances include a four-burner gas hob with an extractor fan above, a high-level double oven, a dishwasher, a wine cooler, a tall free-standing fridge/freezer, and a one-and-a-half-bowl sink with a mixer tap and drainer. A fantastic feature of this kitchen is the central island, which includes a breakfast bar and additional storage space, making it perfect for socialising or informal dining.

The kitchen seamlessly flows into the Dining Room, which is a great space for entertaining or enjoying family meals. The room features double-glazed patio doors opening directly onto the beautifully landscaped garden. With ample space for a large dining table or additional living room furniture, this room offers a versatile space for both dining and relaxing.

The stairs rise to the first-floor landing, which is filled with natural light from a large window and provides access to the bedrooms and family bathroom.

The master bedroom is a particularly spacious and inviting room, offering a fantastic bay window to the front of the property, complete with built-in plantation shutters. The room is enhanced by a generous range of mirror-fronted wardrobes, offering ample space for storage and bedroom furniture. The room benefits from a newly fitted en-suite shower room which is stylishly designed, featuring a walk-in double shower, fully tiled walls and floors, a wash hand basin with a mixer tap, storage beneath, and a WC.

Bedrooms two and three are both generously sized double rooms, each offering peaceful views of the rear garden. These rooms are versatile and would suit a range of uses, from guest rooms to home offices or children's bedrooms. Both rooms are bright and airy, with plenty of space for additional storage furniture.

The family bathroom is fitted with a contemporary suite, including a wash hand basin with a mixer tap and storage beneath, a WC, and a P-shaped bath with shower attachment, a glass shower screen, and part-tiled walls. A window with fitted shutters completes this stylish and functional bathroom.



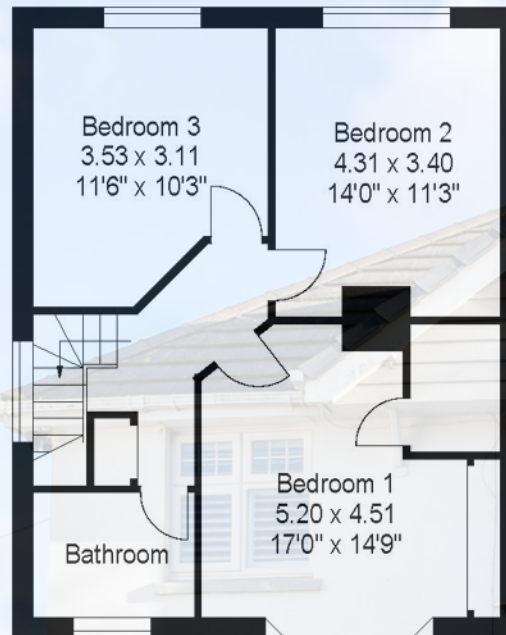




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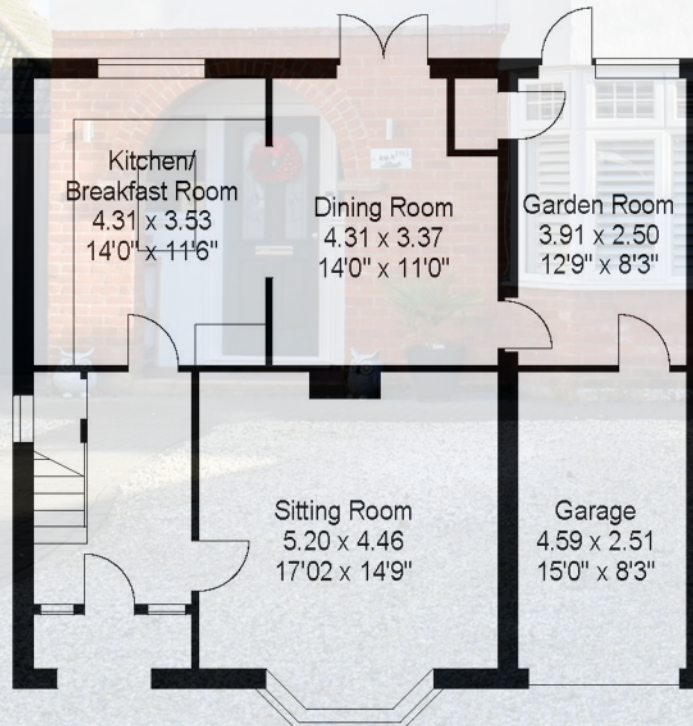




Approximate
Gross Internal Floor Area
House: 149sq.m. or 1604sq.ft.
Workshop: 27sq.m. or 291sq.ft.

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NOT TO SCALE





Outside

To the front of the property, the generous driveway is bordered by secure boundaries, including a low-level brick wall and high-level fencing, with a gate providing access to the property. The driveway offers parking for five to six vehicles, and the space could also be ideal for storing a boat, caravan, or other large vehicles.

To the rear of the property is a beautifully landscaped, low-maintenance garden, which has been thoughtfully designed to provide a tranquil outdoor retreat. The garden is surrounded by high-level fencing, ensuring privacy, and features a large workshop or gym, which could be used for a variety of purposes. A spacious decking area provides the perfect spot for outdoor dining or relaxation, while the rest of the garden is laid to low-maintenance hard landscaping.

Services

Energy Performance Rating: D Current: 64 Potential: 77

Council Tax Band: E

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.



Points Of Interest

New Milton Town Centre	0.4 Miles
New Milton Train Station	0.4 Miles
The Arnewood School	0.7 Miles
Tesco Superstore	0.5 Miles
Barton Sea Clifftop	1.6 Miles
New Forest National Park	2.5 Miles
Bournemouth Airport	10.5 Miles
Bournemouth Centre	12.5 Miles
London (2 hours by train)	102 Miles



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

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