



Ivydene

32 Hobart Road, New Milton, BH25 6EG

SPENCERS  
COASTAL





*No Forward Chain - This beautifully appointed three-bedroom detached character property, dating back to 1907, exudes charm throughout and has been sympathetically renovated by the current owners*

## The Property

The entrance hallway features attractive tiled flooring that extends throughout, providing access to the ground floor accommodation and ample space for cloak storage.

The well-proportioned living room overlooks the front aspect, featuring a large bay window and an open fireplace, creating an attractive focal point.

Adjacent to the living room, the separate dining room features a fireplace with a brick surround and provides generous space for furniture. Additionally, there is access to the downstairs WC.

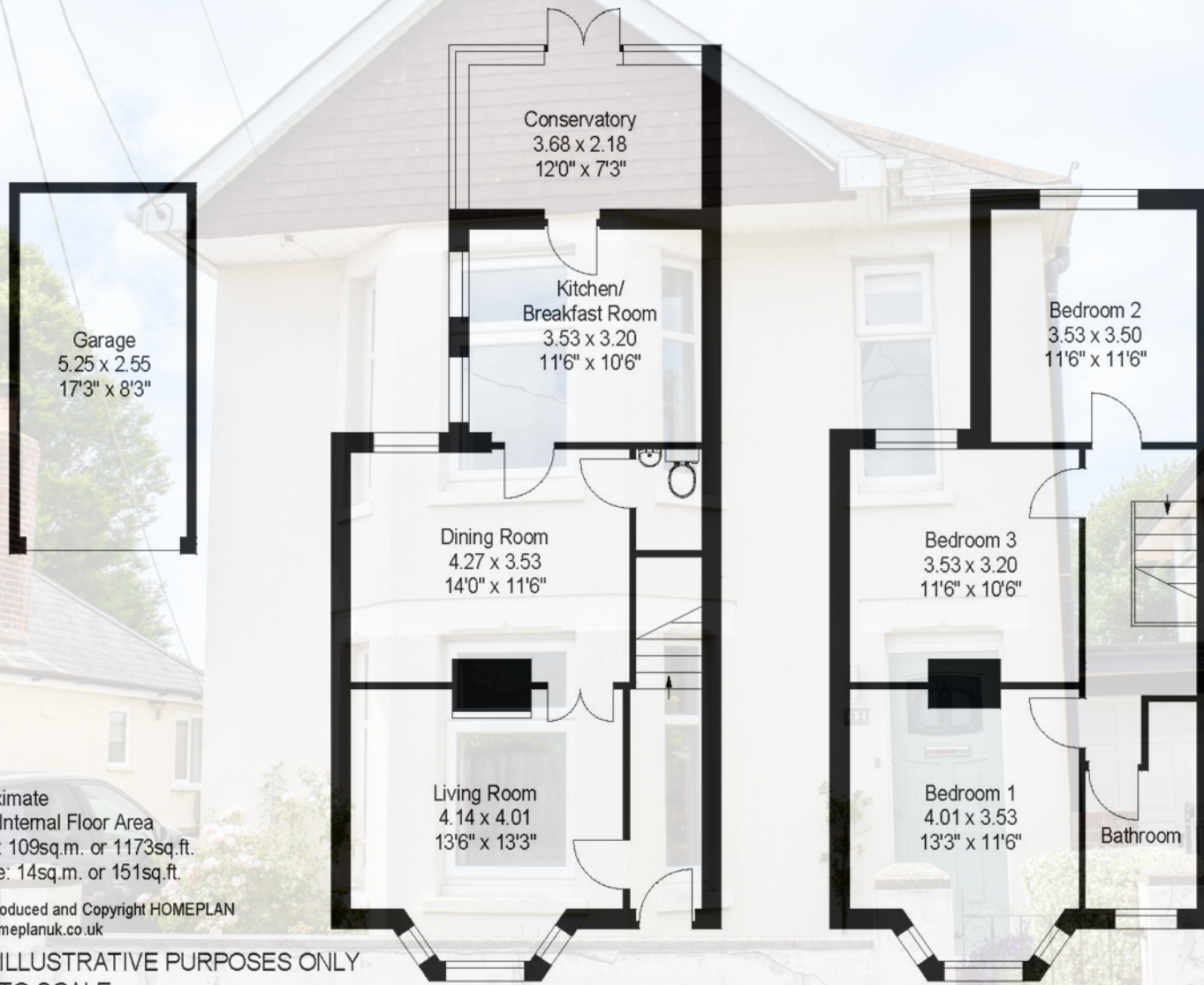
From the dining room, access leads to the kitchen breakfast room, which features large tiled flooring throughout. This room comprises a good range of cream wall, floor, and drawer units with attractive wooden work surfaces and a traditional tiled splashback. It includes a range-style oven with an extractor fan, an integrated fridge-freezer, and space and plumbing for a dishwasher.

Leading off the rear of the property is a generously sized conservatory with a pitched glass roof and attractive panelled walls. French doors open into the rear garden, offering a seamless transition between indoor and outdoor living.

**£495,000 Freehold**



# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 109sq.m. or 1173sq.ft.  
Garage: 14sq.m. or 151sq.ft.

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NOT TO SCALE

Ground Floor

First Floor



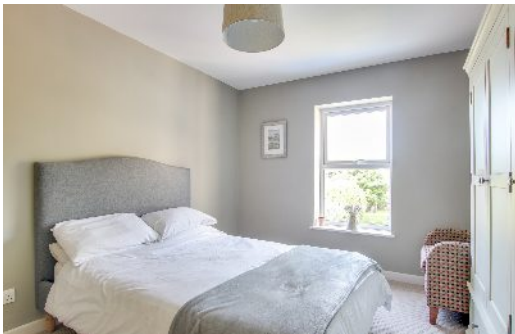
*Ideally situated on the fringes of the town centre, it is within walking distance of local amenities and the mainline railway station*

## The Property Continued...

Upstairs, the property features three well-proportioned bedrooms, each offering ample space for storage and furniture, with two of the bedrooms benefiting from built-in wardrobes. These are served by a beautifully modernised four-piece family bathroom, which includes stylish traditional fittings, a panelled bath, and a walk-in shower cubicle, complemented by feature tiled floors and walls.

## Property Video

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





*The property features extensive private rear gardens, a detached garage, and ample off-road parking*

## Grounds & Gardens

The property is approached via a large tarmac driveway, which provides access to the detached garage that includes a WWII air raid shelter for additional storage.

The extensive gardens are a highlight, featuring a large expanse of lawn surrounded by mature trees and shrubbery that ensure a high degree of privacy. A pathway from the property leads to the rear of the garden, where a patio area is ideal for alfresco dining.

## The Situation

Ivydene is situated on the outskirts of New Milton Town Centre, just a road away from the War Memorial Recreation Ground. This picturesque area, overlooking the historic water tower, hosts community fairs, live music, and numerous events throughout the year. The grounds also offer a play park, skate park, tennis courts, and a bowling green, providing ample recreational opportunities for all ages.

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.





## Services

Energy Performance Rating: TBC  
Council Tax Band: D  
Tenure: Freehold

All mains services connected

## Points of Interest

New Milton Centre and Train Station	0.4 Miles
Barton on Sea Cliff Top	1.1 Miles
The Cliff House Restaurant	1.3 Miles
Chewton Glen Hotel & Spa	1.1 Miles
Arnewood School	0.2 Miles
Ballard School	1.2 Miles
Tesco Superstore	1.2 Miles
New Forest	5.1 Miles
Bournemouth Airport	10 Miles
Bournemouth Centre	12 Miles
London (1 hour 45 mins by train)	104 Miles

## Important Notice

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 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.



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