



One Acre

Gore Road, New Milton, BH25 5NQ

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COASTAL





One Acre

An exceptional split level contemporary house extending to 2,764sqft and offering a rare sense of scale with an abundance of natural light set in glorious south facing gardens of 1.45 acres with a superb outlook across unspoilt meadows.

Property Video

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



£1,195,000 **Freehold**

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The Property

Built in 1967 and featured in several design magazines at the time for its innovative design and practical layout, the house has been updated in recent years by the current owners and continues to provide extremely effective accommodation offering both flexibility and glorious views from all rooms across its own gardens and countryside beyond.

Set at the end of a long drive the house is mostly clad in beautifully silvered cedar which combines striking lines with a softness that blends effortlessly into the landscape.

The front door opens to an entrance hall, beyond which lies an exceptionally spacious atrium providing access to the living rooms and bedroom wing.

Of particular note is the spectacular hexagonal sitting room with full height glazed windows on three sides providing panoramic southerly views over the garden and flooding the interior with light. This room has a particularly modern atmosphere with an open fireplace adding warmth in winter months.

There is also a superb kitchen/family room with a dual aspect giving views across both front and rear gardens and featuring a range of fitted units and integrated appliances as well as a central island incorporating a breakfast bar. The family room, currently arranged with a dining table and easy chairs features a wood burning stove and interacts perfectly with the kitchen and together make an ideal space for relaxing or entertaining. Beyond the kitchen is a rear hall with back door, WC and utility room with work surface, cupboards, sink and space under the countertops for a washing machine and freezer.







The Property Continued...

Up a few steps from the central atrium is the bedroom wing with a single corridor providing access to four bedrooms. There are three bright double bedrooms on the south side of the house which enjoy views over the gardens, and all have built in wardrobes. There is a further fourth bedroom or study with views to the front garden a shower room and a separate bathroom.

Also from the atrium, steps lead down to a lower ground floor where there is an extremely flexible space currently used as an office/gym which has French doors onto the garden. Off this room is a very generous store room. This space provides great potential to create a self-contained annexe. There is also a boiler room and a further store room providing access to the integral double garage which has an electrically operated up and over door and workshop area.

The house has been carefully designed to minimise its carbon footprint and features both an air source heat pump and solar panels contributing to efficient provision of both heating and electricity. The heat pump (installed in 2020) qualifies for quarterly Renewable Heat Incentive (RHI) payments (currently £1,803.32 per year, effective from July 2024) and increasing in line with RPI annually. The RHI is paid for 7 years from installation with just the need for a simple online declaration.









Grounds & Gardens

The gardens beautifully frame the house and have been designed to provide a delightful outlook from all principal rooms. A long drive leads from the road to a brick paviour parking area adjacent to the house and garage.

To the side of the drive and extending away from the front of the house is a large area of level lawn with mature hedging at the boundary.

To the rear of the house lie the formal gardens which form an idyllic rural oasis that is unexpected in such a convenient location. From both the kitchen/family room and sitting room, doors lead out to a wide south facing terrace which enjoys sun throughout the day. A lower terrace, also bathed in sun, is accessible from the office/gym.

Beyond the terrace lie further level lawn gardens with mature planting and hedges at the border and specimen cypress tree. The gardens are separated from the meadows to the south by a post and rail fence but thanks to their clever design, blend seamlessly with the open countryside stretching as far as the eye can see across the grounds of the luxury Chewton Glen Hotel.

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.

FLOOR PLAN

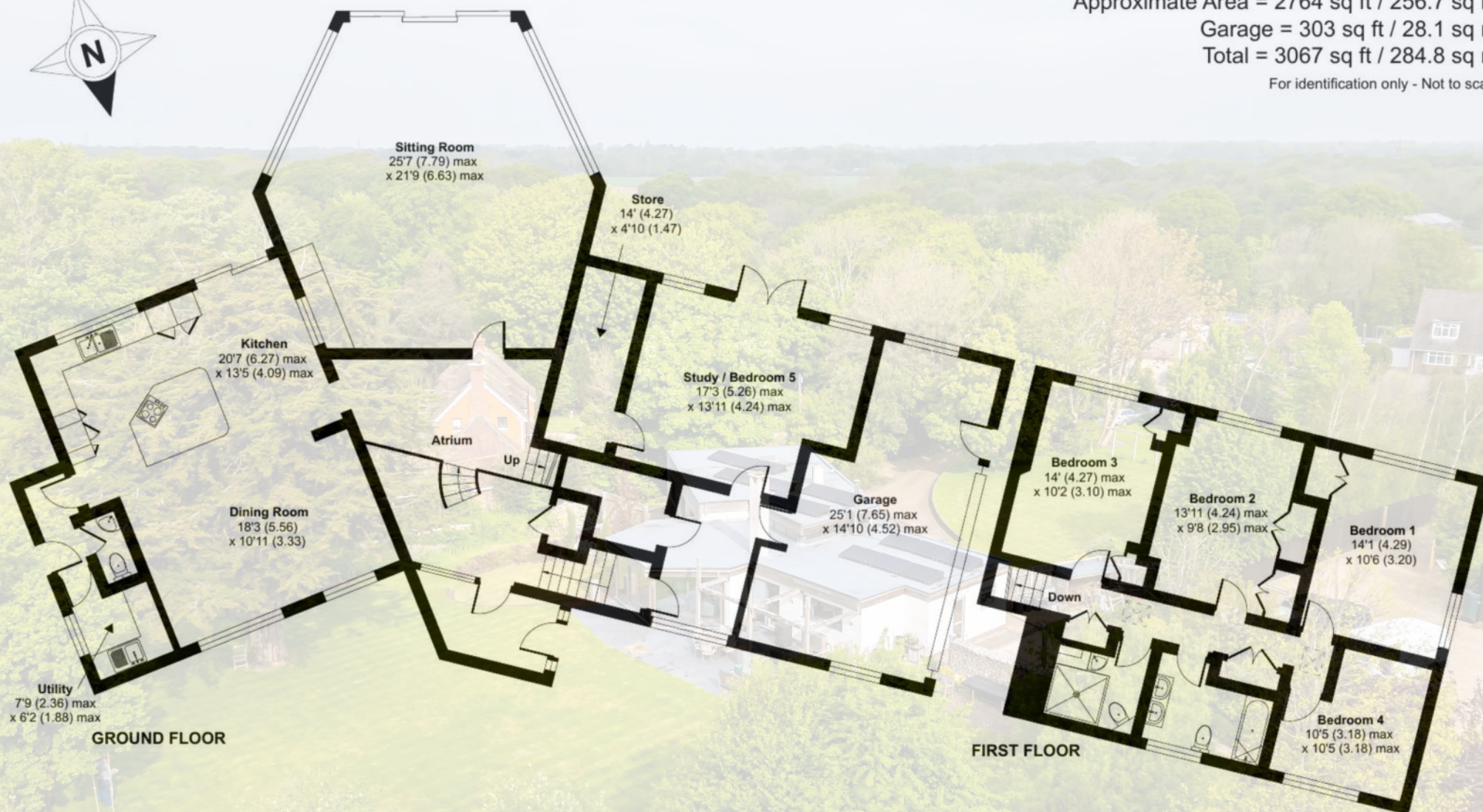
Gore Road, New Milton, BH25

Approximate Area = 2764 sq ft / 256.7 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 3067 sq ft / 284.8 sq m

For identification only - Not to scale





The Situation

The house is positioned on the edge of New Milton, a thriving market town with a wide range of shops including an M&S Food. There is a mainline railway station offering direct services to Waterloo in just under 2 hours.

New Milton is perfectly located between the open spaces of the New Forest to the north and the beaches of Barton on Sea to the south offering wonderful walking, cycling and swimming. There are a range of excellent restaurants and pubs in the area as well as secondary schools in both New Milton & Highcliffe as well as independent schools (Ballard and Durlston) in New Milton and Barton on Sea.

A wider range of shops and entertainments are available in equidistant Bournemouth and Southampton both of which can be reached by car in about 40 minutes or direct by train from New Milton station.

Services

Energy Performance Rating: E Current: 39 Potential: 59

Council Tax Band: F

Tenure: Freehold

- Mains water and electricity, also connected and supplemented by solar PV panels - installed in 2020 which generate at least 60% of the electricity used throughout the year. When electricity generated is not used immediately, it is routed to a battery which stores the electricity until it is needed.
- Central heating is provided via an electric air source heat pump.
- Mains gas runs to the house although the meter was removed when the air source heat pump replaced the gas heating boiler.
- Mains drainage but due to the gradient, an underground collection tank and pump lies between the house and the main in the road.
- Standard Broadband with speeds of up to 18 Mbps is available at the property. Much faster speeds are available via a Starlink system.





Directions

From our office in Highcliffe, head east towards New Milton and go straight across (first exit) at the roundabout. After about 100 yards turn left into Chewton Farm Road and on reaching the T-junction turn right. Continue for about 500 yards, the entrance to One Acre is the second drive on the right-hand side.

Points Of Interest

New Forest National Park	2.9 miles
Barton on Sea Cliff Top	1.7 miles
The Cliff House Restaurant	1.9 miles
Neighbouring Chewton Glen Hotel & Spa	1.1 miles
The Arnewood School	0.4 miles
Ballard School	1.6 miles
Tesco Superstore	1.6 miles
New Milton Centre & Train Station	0.9 miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London	1 hour 45 mins by train



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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk