



Stanwix

14 Barrs Avenue New Milton, BH25 5HJ

SPENCERS  
COASTAL









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# STANWIX

## BARRS AVENUE • NEW MILTON

*A unique opportunity to acquire a spacious family home in one of New Milton's most sought-after locations. Just a short walk from the town centre and mainline railway station, and conveniently close to both the forest and coast, this impressive character-filled residence provides flexible accommodation across three floors. The property features a detached annexe and encompasses approximately 4,000 square feet, all set within 2/3 acre of beautifully landscaped gardens. A sweeping carriage-style driveway leads to the entrance, which includes two dou-*

### Property Video

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



**Guide Price £1,400,000**











*This impressive character-filled residence provides flexible accommodation across three floors*

## The Property

A spacious entrance porch opens to an inviting hallway, providing access to the ground floor living areas and an understairs WC.

The front-facing kitchen/breakfast room is generously proportioned and features attractive terracotta tiling laid in a herringbone pattern. Double casement doors open into the dining area, creating a seamless flow between spaces. The kitchen offers a range of sleek white gloss wall, floor, and drawer units topped with quality granite work surfaces, while a peninsula unit doubles as a convenient breakfast bar.

A stable door from the kitchen leads to the side utility room, which connects to the garage. This utility room features the gas boiler and provides ample space and plumbing for additional appliances.

The dining room provides generous space for furnishings and benefits from south and east-facing windows, featuring sliding patio doors that open onto the terrace.

Adjacent to the dining room, the spacious living room features a large dual aspect, with patio doors opening onto the rear patio and gardens. An open fireplace serves as an attractive focal point, enhancing the room's inviting atmosphere.

Leading off the living room is a charming sun terrace, featuring a picture window that allows ample light to flood in from the southerly aspect, along with sliding doors that provide access to the terrace.









## The Property Continued...

From the entrance hallway, an elegant wooden turned staircase ascends to the first-floor galleried landing, adorned with two striking stained-glass windows.

The first-floor features five double bedrooms, each providing ample space for storage and furniture. Two of the bedrooms include en-suite bathrooms, while the others share a well-appointed three-piece family bathroom, complete with a shower screen and attachment.

The primary bedroom is a standout feature of the property, offering generous proportions and access to a large balcony. It includes a dressing room and a luxurious four-piece en-suite, featuring a panelled bath and a spacious shower cubicle.

Stairs lead to the second floor, providing access to three additional bedrooms, one of which is currently used as a study.





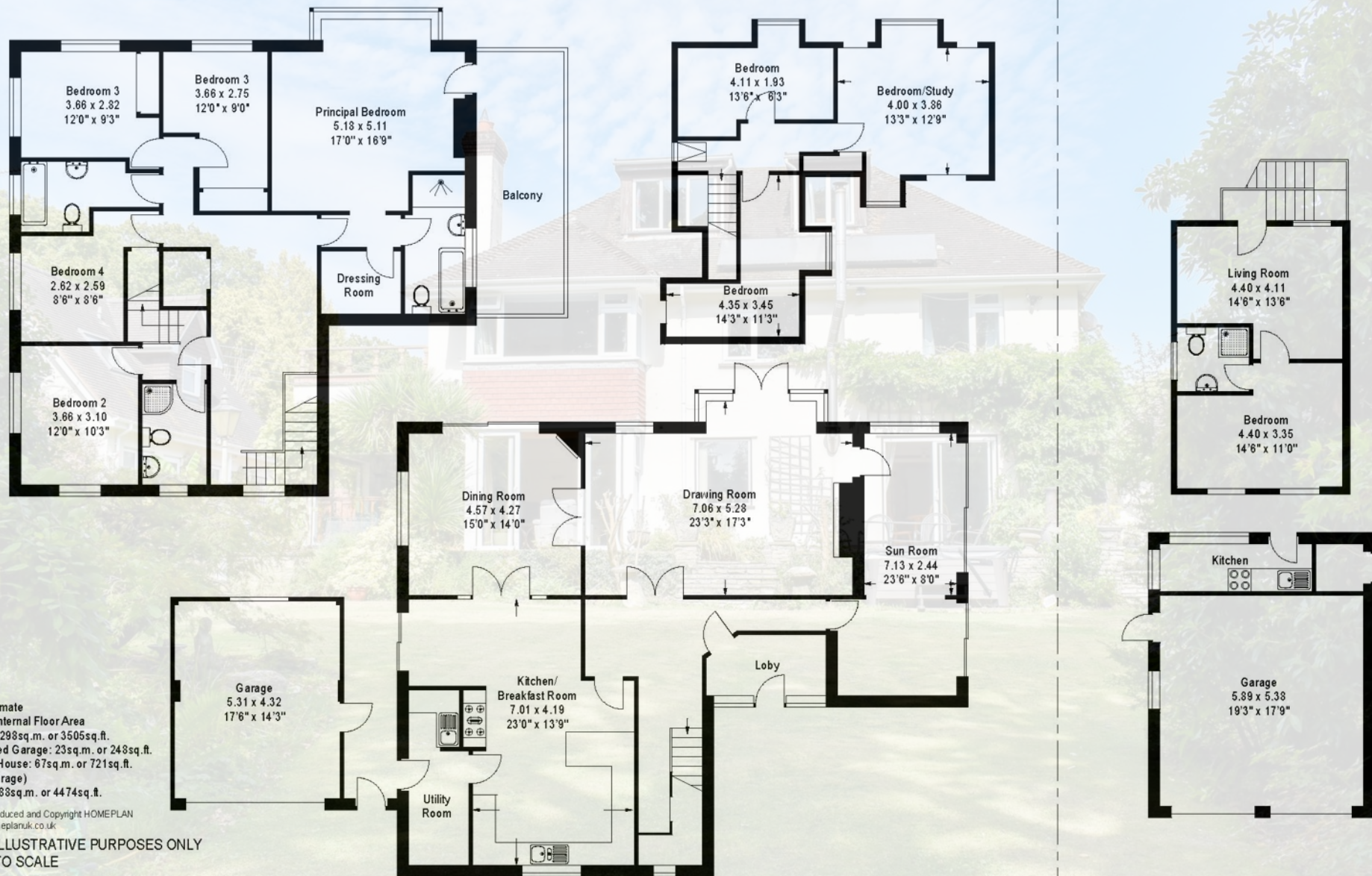








# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 298sq.m. or 3505sq.ft.  
Detached Garage: 23sq.m. or 248sq.ft.  
Coach House: 67sq.m. or 721sq.ft.  
(Inc. Garage)  
Total: 388sq.m. or 4474sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE





## Annexe

The annexe is accessible via the west patio, with the kitchenette located on the ground floor at the rear of the garage, offering ample space for white goods.

An external staircase leads to the first-floor accommodation, which enjoys a pleasant view over the gardens.

This level features a well-proportioned living/dining room with plenty of space for both living and dining furniture. The generously sized bedroom is complemented by a three-piece shower room.









*Just a short walk from the town centre and mainline railway station, and conveniently close to both the forest and coast*

## Outside

The gardens are a notable feature of the property, covering approximately 2/3 acre. At the front, a spacious carriage-style driveway accommodates several vehicles, flanked by garages on either side.

A timber gate provides access between the annexe and the main house, where a stone patio leads to the south-facing terrace, offering views of the rear garden. To the east, you'll find a morning patio and herb garden.

Steps descend from the terrace to a lawn adorned with trees, gently sloping on either side of a central rockery, leading down to the summerhouse and extending to the vegetable garden.

## The Situation

The property is situated in New Milton's premier residential road, close to both the New Forest to the north and Barton on Sea and the coast to the south. This popular market town attracts families, drawn by its strong community, range of facilities, schooling provision and a mainline station in walking distance, reaching London Waterloo in 1 hr 45 mins.

There are acclaimed independent schools, including Durlston Court and Ballard School, which is in easy walking distance, 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.









## Additional Information

Energy Performance Rating: D Current: 61 Potential: 75

Council Tax Band: G

Tenure: Freehold

All mains serviced are connected

Broadband: Download speeds of 15 Mbps are available at the property (Ofcom)

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

## Points Of Interest

Barton on Sea Clifftop	2.3 Miles
Cliff House Restaurant	2.3 Miles
Chewton Glen Hotel & Spa	2.1 Miles
Durlston Court	1.8 Miles
Ballard School	0.4 Miles
Tesco Superstore	1.5 Miles
New Milton Centre & Train Station	0.5 Miles
New Forest National Park	1.9 Miles
Bournemouth Airport	10.7 Miles
London	101 Miles

## Important Notice

Spencers of The New Forest 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.





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

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