



Cwm Deri

St Johns Road, New Milton, BH25 5SD

SPENCERS
NEW FOREST





A spacious detached family home tucked away in this quiet and highly regarded semi-rural location within the New Forest National Park. The property enjoys four excellent sized bedrooms, three reception rooms, kitchen/breakfast room, large conservatory and two bathrooms

The Property

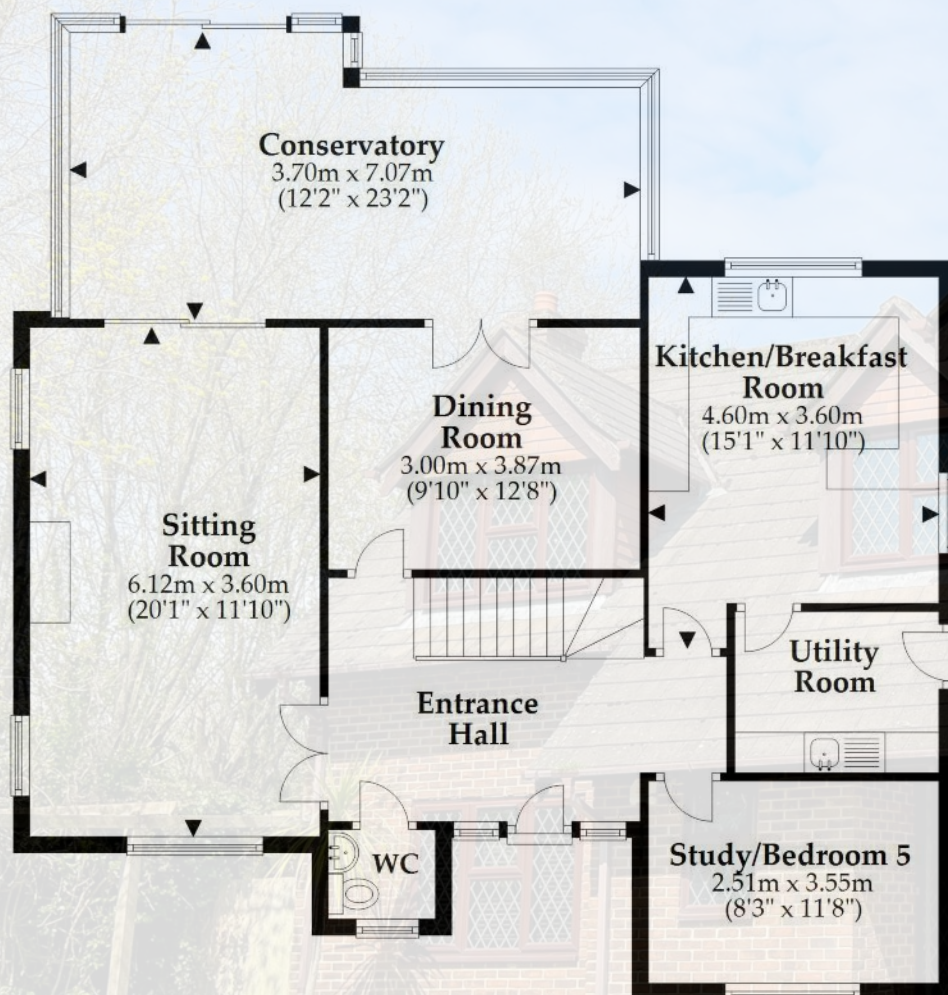
A covered entrance porch with a glazed front door leads to the spacious entrance hall with a turning staircase to first floor, door to cloakroom and double doors leading through to the sitting room, a triple aspect room with sliding doors to the conservatory. The focal point of the sitting room is an attractive stone fireplace housing gas Living Flame fire. The double sliding doors lead through to a large conservatory, glazed on three sides with double sliding doors to the rear terrace and gardens beyond. The dining room has double doors leading out to the conservatory and an archway leads through to the kitchen/breakfast room which is comprehensively fitted with a range of modern storage units in cream, ample work surface space and a breakfast bar. The utility room has a range of built-in high and low level units and stainless steel sink unit. The study enjoys an attractive box bay window to the front elevation.

The turning staircase leads to the first floor landing, an extremely spacious galleried style landing with window to the front. The master bedroom has a window to the rear overlooking the gardens and a full range of built-in wardrobes and an en-suite shower room with shower cubicle, low level WC and wash hand basin in vanity unit. Bedroom two has a window overlooking the rear garden as does bedroom four. Bedroom three overlooks the front elevation and the family bathroom has a modern suite comprising panelled bath, corner shower cubicle, low level WC and wash hand basin.

Note; Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

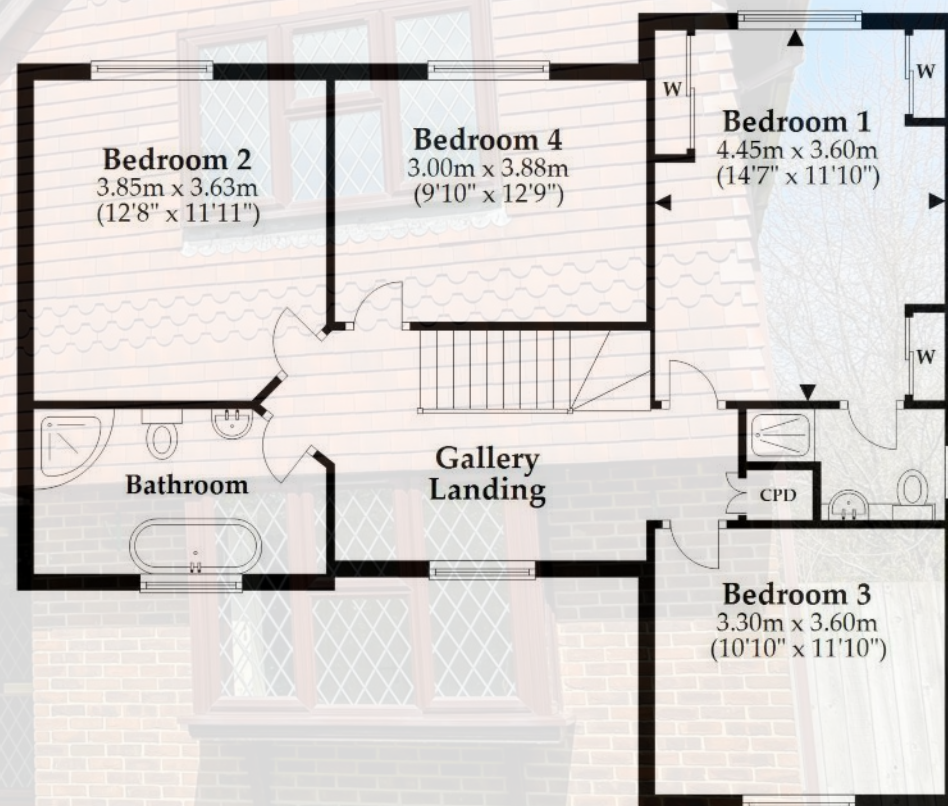
Ground Floor

Approx. 103.3 sq. metres (1112.0 sq. feet)



First Floor

Approx. 80.1 sq. metres (861.9 sq. feet)



Total area: approx. 183.4 sq. metres (1973.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



LJT SURVEYING



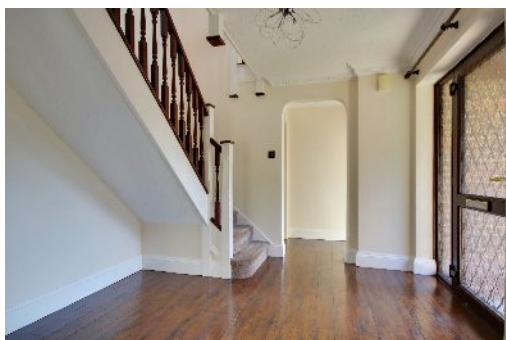
Offered to the market with No Forward Chain - Outside, there is ample parking, a double garage and extensive private gardens

Grounds & Gardens

The property is approached via a long gravel driveway leading to an area of turning and parking and in turn to the double garage, with twin up and over doors and personal door to the side. Immediately to the front of the property are two areas of lawn, with a central pathway leading to the front door. Access can be gained on both sides of the property to the rear garden, an extremely large garden with a substantial area of patio immediately to the rear of the property leading down onto the extensive lawn which is bounded and interspersed with mature shrubbery and trees. To the far end of the garden is a large timber garden store.

Directions

From the traffic lights in the centre of New Milton proceed in a northerly direction along Station Road, continuing out of New Milton, over the railway bridge and into Fernhill Lane. Proceed out of town and upon reaching the Bashley crossroads roundabout continue straight ahead, following the road and taking the right hand turning just before Loaders Garage into St. Johns Road. Proceed along for approximately 0.5 mile until the road turns into a gravel track and the property can be found on the left hand side.



£855,000



4



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Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

Mains electricity, gas and water

Private drainage

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 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

The property is situated inside the southern edge of The New Forest, within $\frac{1}{4}$ a mile of open forest and just four miles from the coast which offers cliff top walks, beaches, and spectacular views over the Solent and the Isle of Wight. Local amenities at New Milton are within one mile with schools for all age groups including the renowned Ballard School nearby. The Georgian coastal town of Lymington is within eight miles where you will find a range of boutique shops, many fine restaurants, excellent sailing facilities, and a thirty-minute car ferry crossing to Yarmouth on the Isle of Wight. The property is well placed for access to other major towns and cities including Bournemouth (13 miles), Southampton (19 miles) and Winchester (31 miles) with a link to London Waterloo via New Milton (2 hours) or Brockenhurst (1 hour 40 minutes).

Points of Interest

Ballard Private School	0.9 Miles
The Plough Inn	0.9 Miles
Sway Mainline Railway Station	2.2 Miles
Chewton Glen Hotel and Spa	2.2 Miles
Sway Butchers	2.3 Miles
Surgey	2.3 Miles
Hinton Admiral Station	2.9 Miles
Brockenhurst Mainline Railway Station	4.7 miles
Brockenhurst Tertiary College	5.0 miles
The Pig Restaurant	5.7 miles
Lime Wood House Hotel	7.6 miles



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

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