



Southfields

20 Fernhill Road, New Milton, BH25 5JZ

SPENCERS  
COASTAL





*A well-appointed detached chalet home situated on a generous and private 0.16 acre plot within a sought-after residential area, ideally located within walking distance to the town centre, railway station, New Forest, and nearby Ballard Lakes*

## The Property

A spacious entrance hallway provides access to all ground floor accommodation, including two useful storage cupboards.

Overlooking the front aspect of the property are two generous double bedrooms, both featuring large bay windows that provide ample space for storage and furniture. The ground floor bedrooms are serviced by a three-piece bathroom suite, comprising a large corner shower cubicle, WC, and hand wash basin, complete with fully tiled floors and walls.

At the rear of the property, you'll find a charming double aspect kitchen dining room. With a bay window offering views of the side aspect and a separate door opening onto the gardens.

The kitchen is equipped with a versatile array of cream gloss wall, floor, and drawer units, complemented by wooden work surfaces and tiled splashback. A peninsula unit adds extra storage and effectively separates the two areas.

Adjacent, the separate living room offers a delightful view of the gardens, with French doors that open onto the rear patio. A log burner serves as an inviting focal point.



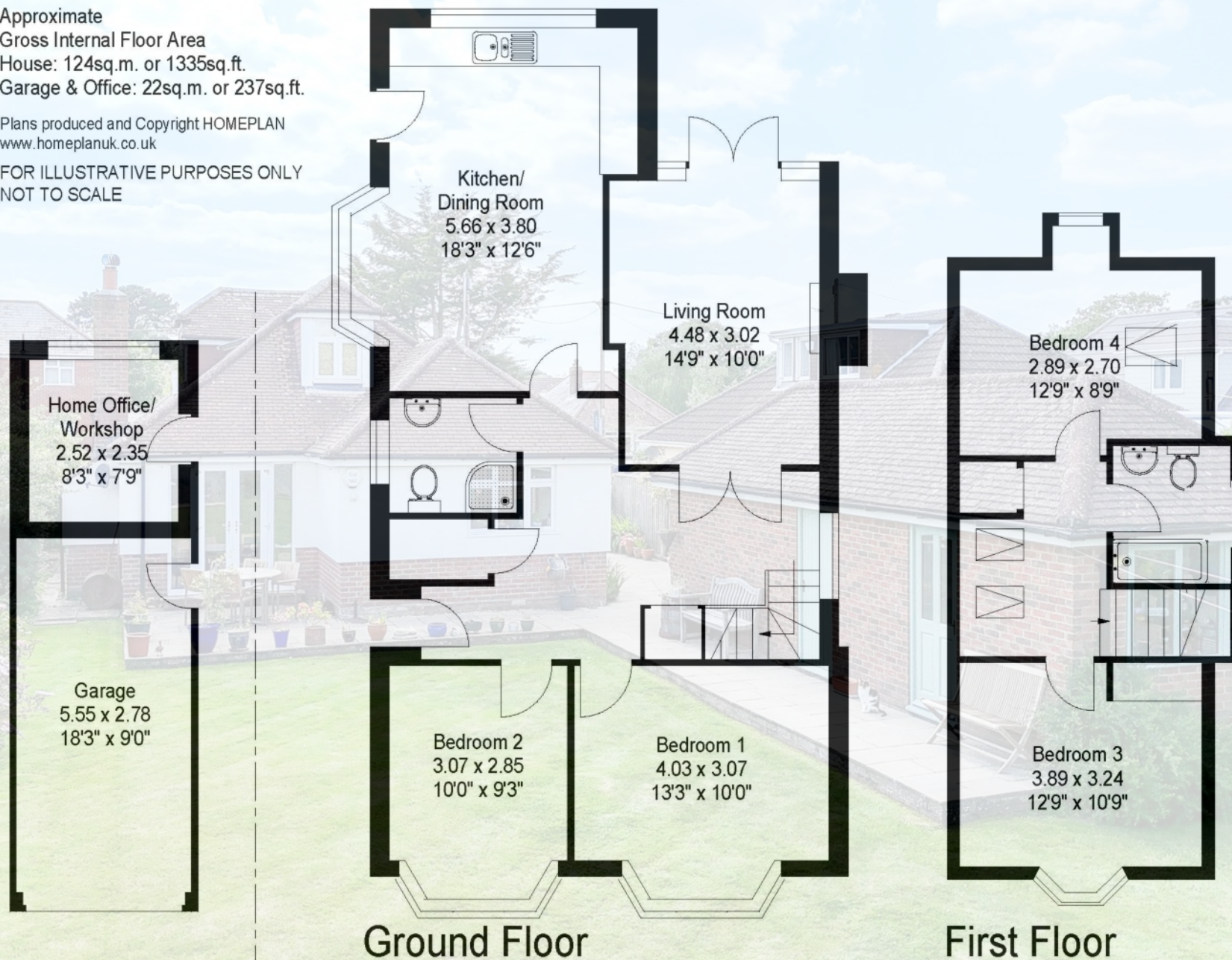
***Offers In Excess Of***  
**£650,000**



Approximate  
Gross Internal Floor Area  
House: 124sq.m. or 1335sq.ft.  
Garage & Office: 22sq.m. or 237sq.ft.

Plans produced and Copyright HOMEPLAN  
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE





*The property features versatile accommodation with four bedrooms and two bathrooms, as well as a garden office and ample off-road parking*

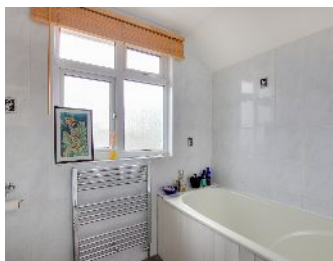
## The Property Continued...

From the hallway, stairs ascend to the first-floor accommodation, leading to a spacious landing illuminated by two Velux windows. This area provides ample space for a desk or living furniture and grants access to two double bedrooms, one of which features a fitted double wardrobe.

The bedrooms are serviced by a three-piece bathroom, featuring a paneled bath, WC, handwash basin, and heated towel rail, all complemented by fully tiled walls.

## Property Video

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





## Grounds & Gardens

Accessed via a gravel driveway, the property offers ample off-road parking and continues through a five-bar gate to the detached single garage, complete with power and lighting.

Adjacent to the rear is a well-suited garden office. The rear gardens are a standout feature, featuring a spacious expanse of lawn bordered by closed board fencing and mature shrubbery, ensuring a high degree of privacy.

A large patio area wraps around the rear of the property, providing ample space for outdoor relaxation. Additionally, there's a decking area at the rear of the gardens, complete with a hot tub.

## The Situation

Southfields is ideally located on the outskirts of New Milton town centre, just a short stroll from the tranquil Ballard Water Meadow nature reserve and its surrounding woodlands. Situated just off Lake Grove Road, it offers the perfect setting for a peaceful walk or a family outing with the dog.

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.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.





## Services

Energy Performance Rating: D Current: 62 Potential: 78  
 Council Tax Band: E  
 Tenure: Freehold

All mains services connected

Broadband: FTTP - Fibre to the Property

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

## Points Of Interest

Ballard Water Meadows	290 ft
Barton on Sea Cliff Top	1.6 Miles
The Cliff House Restaurant	2.1 Miles
Pebble Beach Restaurant	1.9 Miles
Chewton Glen Hotel & Spa	2.0 Miles
Durlston Court School	1.6 Miles
Ballard School	0.2 Miles
Tesco Superstore	1.3 Miles
New Milton Centre and Train Station	0.4 Miles
New Forest	1.0 Mile
Bournemouth Airport	10.5 Miles
Bournemouth Centre	12.2 Miles
London (1 hour 45 mins by train)	110 Miles

## 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 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:

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

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)