



26 Deerleap Way

New Milton, BH25 5EU

SPENCERS
COASTAL



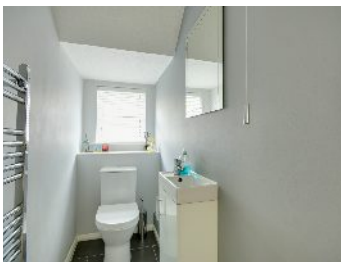
This exceptional detached family residence has undergone extensive modernisation and refurbishment in recent years. Some of its notable features include a spacious kitchen/dining room with direct access to the outside, excellent overall condition, and a sunny south-westerly facing rear garden

The Property

On the ground floor, there is a home office/bedroom five with timber-effect Karndean flooring and a front-facing view.

Also at the front is the delightful sitting room features a striking stone fireplace with an inset living flame gas fire, and twin doors leading to the dining area.

The impressive, chef-style kitchen is equipped with a high-quality selection of timber wall and base units, complemented by a contrasting dark granite worktop. Rangemaster cooker with an extractor hood above. Integrated Neff appliances including a dishwasher, washing machine, fridge, and separate freezer. The kitchen adjoins the dining room which via double doors leads onto the patio and rear garden.



 4  2  3





Located in a highly sought-after and tranquil neighbourhood. Its prime location provides convenient access to various amenities, including New Milton town centre, the train station, Barton on Sea clifftop as well and the pristine New Forest National Park.

The Property

From the hallway, a staircase ascends to the first-floor landing, granting access to four spacious bedrooms. Two bedrooms have built-in wardrobes and the primary comes complete with an ensuite shower room.

The family bathroom includes a bathtub with a shower attachment, a hand wash basin, and a WC. The walls are partially tiled for added convenience.

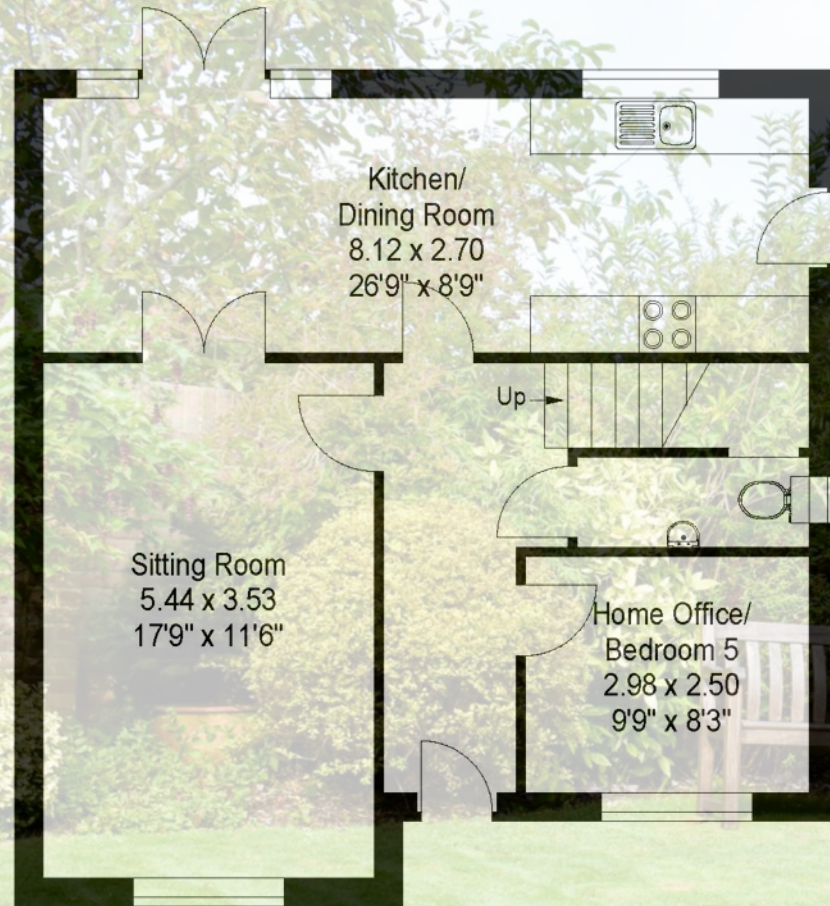


Property Video

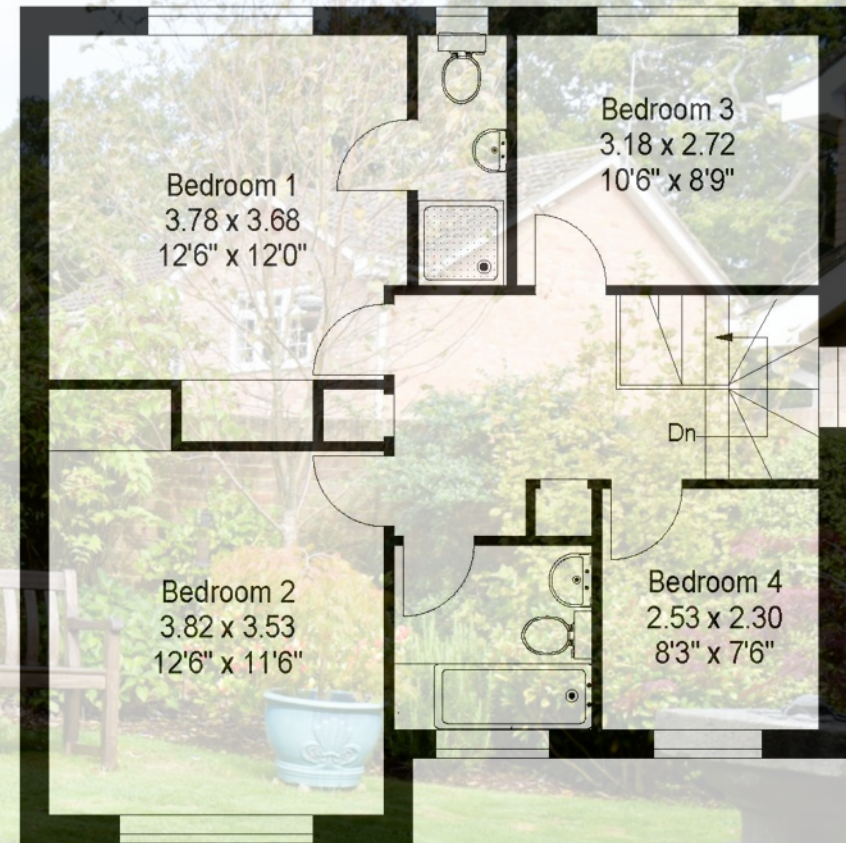
Point your camera at the QR code below to view our professionally produced video.



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 126sq.m. or 1356sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Grounds & Gardens

To the rear of the property, there is a textured paved patio area, while the rest of the backyard is primarily comprised of a well-maintained lawn. The garden also features vibrant and well-stocked flower and shrub borders, which not only enhance its aesthetics but also offer a considerable level of privacy. Furthermore, the entire outdoor space benefits from a sunny south-westerly orientation.

The Situation

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 program.

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.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.



Services

Energy Performance Rating: C Current: 72 Potential: 83

Council Tax Band: E

All mains services connected

Points Of Interest

Ashley Centre	1.4 Miles
New Milton Town Centre	1.2 Miles
New Milton Train Station	1.1 Miles
The Arnewood School	1.6 Miles
Tesco Superstore	2.3 Miles
Barton Sea Clifftop	2.4 Miles
New Forest National Park	3.5 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	13.0 Miles
London	110 Miles (1 hour 45 mins by train)

Important Information

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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