



58 Brook Avenue North

New Milton, BH25 5HQ

SPENCERS
COASTAL





A stunning individual home situated in a tranquil residential area, on the doorstep of the New Forest and conveniently within walking distance to the town centre and train station. The property has been completely rebuilt and extended by the current owners to exacting standards, offering high-quality fixtures and fittings throughout

The Property

A solid oak storm porch opens into the impressive entrance hallway with porcelain tiled flooring continuing throughout, providing access to the ground floor accommodation and downstairs WC.

Overlooking the front aspect is a well-proportioned living room featuring a Gazco log effect gas fire set on a stone hearth, complemented by an attractive oak mantle, creating a captivating focal point.

Leading to the rear of the property and forming the heart of the home is the impressive 37 ft open-plan kitchen, dining, and family room. Bi-folding doors open onto the rear gardens, while a large sky lantern floods the space with natural light. Ample space is provided for dining and living furniture, making it a versatile and inviting area.

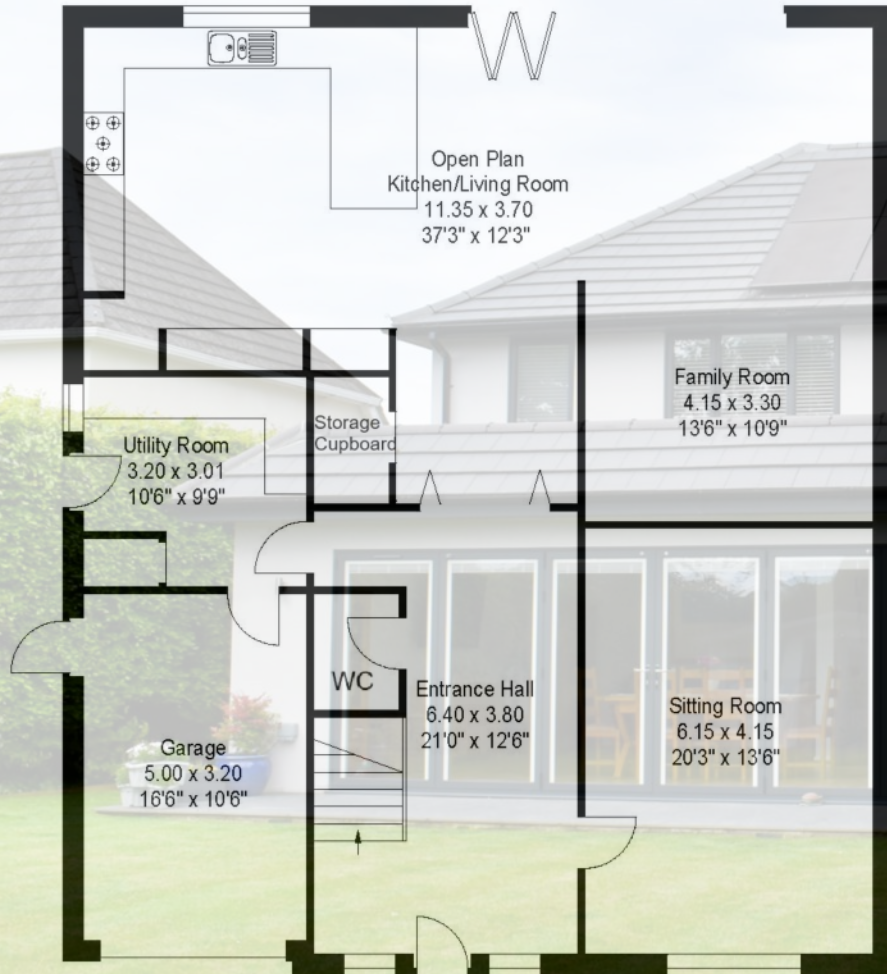
The kitchen area is outfitted with an extensive range of stylish wall, floor, and drawer units featuring quality Quartz work surfaces and upstands. The peninsula unit doubles as a convenient breakfast bar. Additionally, the units integrate a chef's pantry with built-in inserts and a separate larder cupboard, enhancing functionality and organization in the kitchen space. Integral appliances include AEG double oven, a warming drawer, five ring gas hob with extractor fan over, dishwasher and a full height fridge freezer.

Further ground floor rooms include a useful utility room with additional storage and work surfaces, complete with space and plumbing for white goods. A personal door leads into the garage, which houses the battery for the solar panels.

£999,000



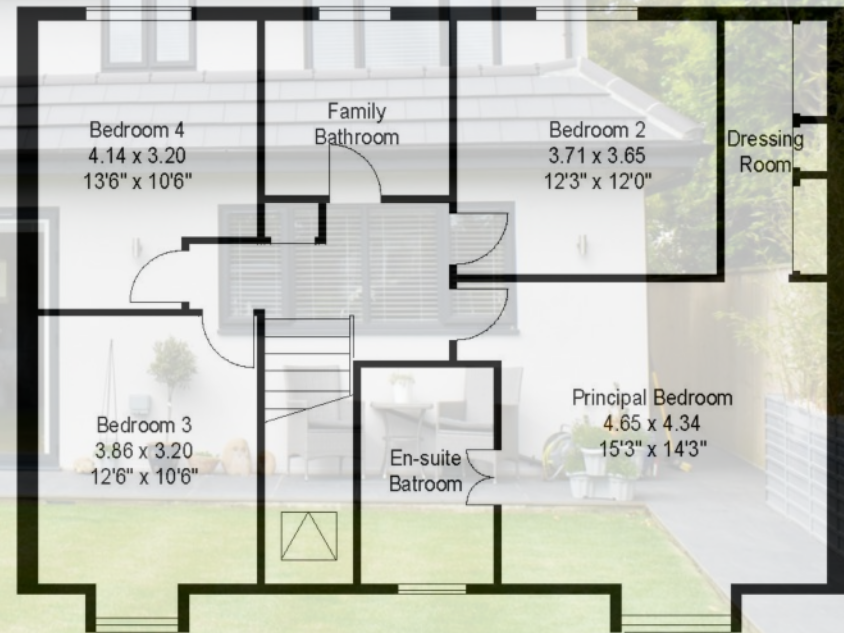
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 250sq.m. or 2691sq.ft.
(Including Garage)

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NOT TO SCALE





It features a magnificent open-plan kitchen dining room, four double bedrooms, generous off-road parking, a single garage, and further benefits from solar panels, underfloor heating, and CAT 5 cabling throughout

The Property Continued...

From the hallway, an oak staircase with a glass balustrade rises to the first-floor landing, granting access to four double bedrooms. Each bedroom offers ample space for storage and furniture and is serviced by the luxury family bathroom. This bathroom features an inset bath with a mixer tap and shower attachment, along with a separate corner shower cubicle. It is complete with feature wall and floor tiles..

The primary bedroom suite is a particular highlight of the property, offering a convenient dressing area complete with fitted wardrobes. It also features a contemporary three-piece en-suite, including a walk-in shower cubicle, twin handwash basins, and a backlit mirror.



Property Video

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





Outside

The rear gardens have been thoughtfully landscaped with lifestyle in mind, providing a large expanse of lawn bordered by tall, mature hedging and closed-board fencing, ensuring ample privacy. A spacious patio area at the rear of the garden, along with a summer house, creates the perfect setting for a BBQ area. Additionally, there is a large storage shed equipped with both light and power.

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 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: A Current: 110 Potential: 111

Council Tax Band: F

All mains services connected

Points of Interest

The New Forest	1.0 Mile
Barton on Sea cliff top	2.2 Miles
The Cliff House restaurant	2.5 Miles
Pebble Beach restaurant	2.2 Miles
Chewton Glen Hotel & Spa	2.1 Miles
Ballard School	0.5 Miles
Marks and Spencers	0.9 Miles
Tesco Superstore	1.6 Miles
New Milton centre and train station	0.7 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	15.5 Miles
London	110 Miles / 1 hour 45 mins by train

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:

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