



3 Hermitage Close

*New Milton, BH25 5AB*

SPENCERS  
COASTAL





*Built to a high specification in 2003, this spacious detached family home is enviably positioned at the head of an exclusive gated enclave of just three properties. The accommodation includes four double bedrooms, three elegant reception rooms, three bath/shower rooms, and an impressive open-plan kitchen/dining room*

## The Property

A covered porch with a front door leads into the spacious entrance hall, which features a downstairs cloakroom and doors leading to a good-sized front aspect study/bedroom five, a dining room with a bay window, and a large sitting room with an inset wood burner and French doors opening onto the rear patio and gardens.

The current owners refitted the open-plan kitchen/dining room in 2017 to a high standard. It is comprehensively equipped with a range of high-gloss cream storage units, extensive quartz work tops, a range of Siemens integrated appliances, a fitted breakfast bar, and an attractive ceramic tiled floor.

Completing the ground floor accommodation is a spacious utility room with a courtesy door to the attached double garage.

**£1,150,000**



3



4



3





*Other features include beautifully landscaped and secluded gardens approaching a third of an acre, a double garage, and extensive off-road parking. Viewing is highly recommended*

### The Property Continued ...

Stairs from the entrance hall lead to the spacious galleried landing.

The principal bedroom has a comprehensive range of built-in furniture and an en-suite shower room.

The second bedroom also has built-in furniture and an en-suite shower room. There are two further double bedrooms and a family bathroom.



### Grounds & Gardens

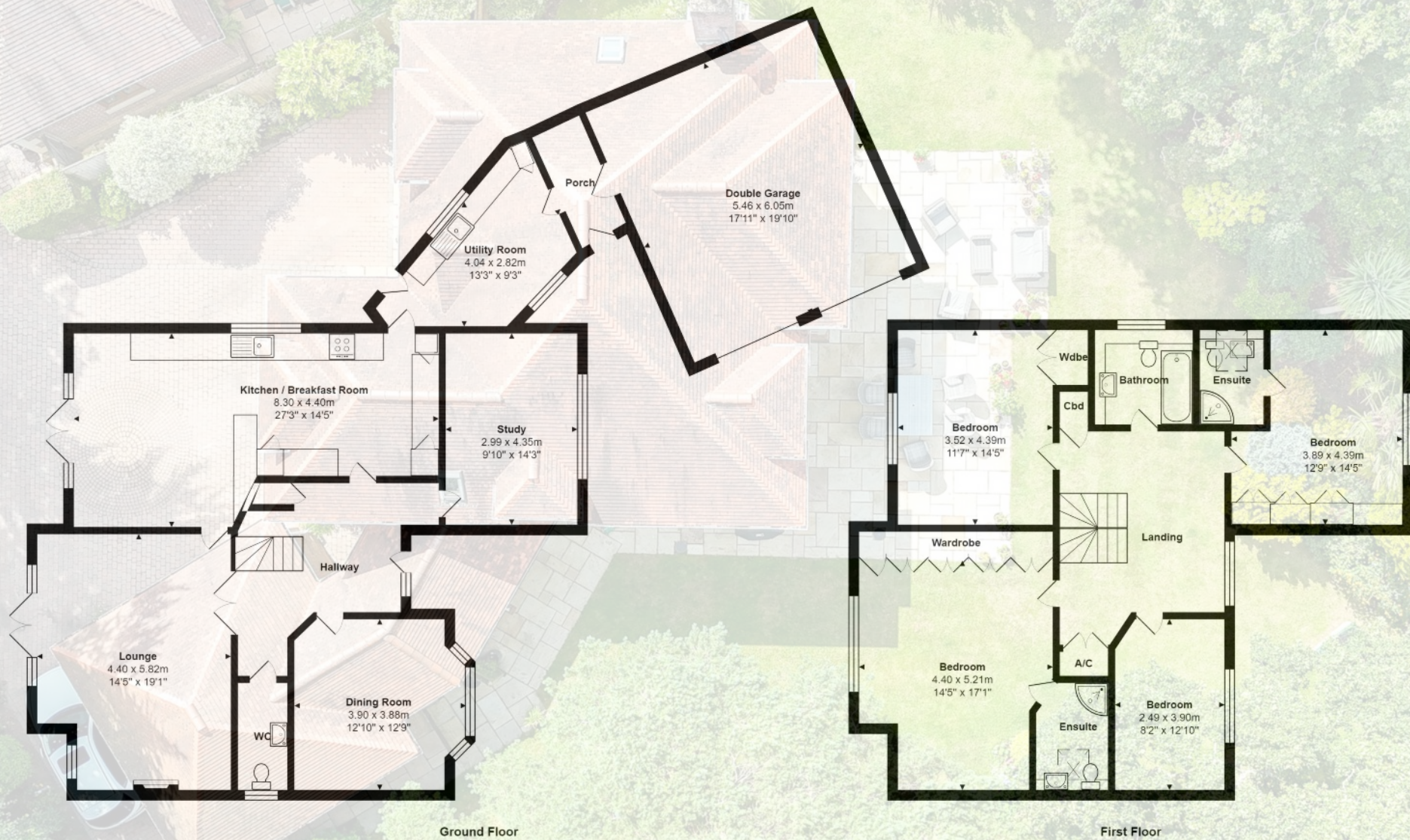
Electric gates open into this exclusive and secure gated development of just three luxury homes.

Further gates open onto No. 3's private driveway which provides extensive off road parking. This leads to an attached double garage with electrically operated doors.

The rear gardens have been beautifully landscaped by the current owners and extensively planted with specimen shrubs and trees with provide much privacy and seclusion. There is a large sun terrace and an attractive pond.







Total Area: 250.6 m<sup>2</sup> ... 2697 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only





## Services

Energy Performance Rating: C Current: 77 Potential: 82  
Council Tax Band: F  
Tenure: Freehold

All mains services are connected to the property

## Property Video

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



## 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 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

Ashley is a sought-after and convenient village with good day-to-day amenities, while more extensive facilities can be found in the nearby, picturesque Georgian market town of Lymington.

The nearby town of New Milton has a mainline railway station with service to London Waterloo in 1 hour 43 minutes. Both the coast and the forest are within a short drive, and the area is well-provided with recreational, cultural, and educational amenities.

This property is an ideal purchase for growing families, professional couples, and particularly early retirees, given the security offered within this delightful, gated community.

## Points Of Interest

New Milton Town Centre and Train Station	1 Miles
Marks & Spencers	1.2 Miles
Ballard School	1.1 Miles
New Forest	1.1 Miles
Ashley Convenience Store	0.4 Miles
The Arnewood School	1.5 Miles
Barton on Sea Cliff Top	2.6 Miles
The Cliff House Restaurant	2.5 Miles
Pebble Beach Restaurant	2.3 Miles
Chewton Glen Hotel & Spa	2.2 Miles
Durlston Court School	2.0 Miles
Tesco Superstore	1.8 Miles
Bournemouth Airport	13.4 Miles
Bournemouth Centre	15.2 Miles
London (1 hour 45 mins by train)	113.9 Miles





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

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