



Acorns

33a Oakwood Avenue, New Milton, BH25 5DZ

SPENCERS





A charming three-bedroom bungalow offering spacious living and a sunny outlook over the well-maintained rear garden. Conveniently located within close reach of New Milton High Street and the mainline train station

The Property

Guide Price £500,000 - £525,000

Step into a welcoming entrance hall that provides three good sized storage cupboards and access to all principal rooms. The spacious living/dining room serves as the heart of the home, filled with natural light and enjoying pleasant views of the rear garden. A handsome stone mantel frames an electric fire, creating an inviting focal point. French doors open into a bright conservatory—an ideal spot to relax and unwind.

The generously sized kitchen includes ample storage with numerous cupboards and dedicated spaces for a washing machine, dishwasher, and fridge/freezer. It also features a freestanding electric oven with hob and extractor above, and a practical breakfast bar that offers extra workspace and storage. A side door leads out to both the front and rear gardens via a convenient footpath.

The principal bedroom is well-proportioned and features extensive fitted wardrobes as well as a large window overlooking the front garden and letting in plenty of natural light.

A private en-suite completes the room, equipped with a shower, WC, and wash basin.

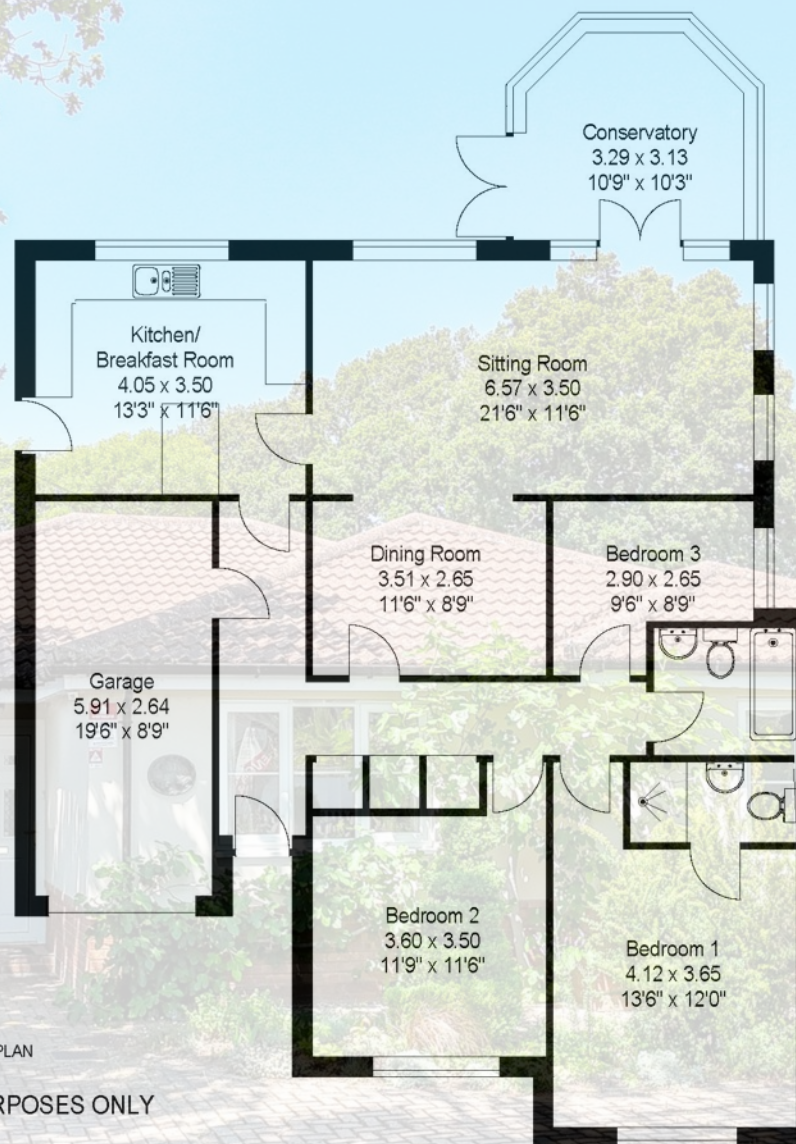
The two additional bedrooms include a generous double and a convenient single room, which could also be used as an ideal study space.

The family bathroom features a bath, a WC, and a washbasin. A practical heated towel rail completes the space.

£475,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 135sq.m. or 1453sq.ft.
(Including Garage)

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NOT TO SCALE

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.





Outside

To the front, a spacious paved driveway provides parking for multiple vehicles and access to the attached single garage. A side gate allows for secure entry to the rear garden.

The rear garden features a lovely patio seating area, ideal for al fresco dining. The remainder is mainly laid to lawn, framed by mature plants and shrubs.

There are two side gates/passageways to each side of the property.

A charming footbridge at the bottom of the garden leads to a picturesque summer-house—perfect for storage or quiet retreat.

Additional Information

Energy Performance Rating: C Current: 76 Potential: 81

Council Tax Band: E

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

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

Solar Panels: Yes



The Situation

The property is situated within a 15 minute walk from New Milton station and is close to bus connections from Bournemouth to Lymington.

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.

Points of Interest

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| New Milton Centre & Train Station | 0.7 Miles |
| Marks & Spencers | 1.1 Miles |
| Tesco Superstore | 1.1 Miles |
| New Forest National Park | 1.8 Miles |
| Pebble Beach Restaurant | 2.3 Miles |
| Barton on Sea Cliff Top | 2.5 Miles |
| The Cliff House Restaurant | 2.6 Miles |
| Bournemouth Airport | 11.0 Miles |
| Bournemouth Centre | 13.5 Miles |
| London (1 hour 45 mins by train) | 101 Miles |



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

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