



34 Marston Road

New Milton, BH25 5DT

SPENCERS
COASTAL





A well presented four-bedroom detached chalet-style bungalow, set in the popular residential area of New Milton

The Property

Upon entering the property, you're greeted by a spacious and welcoming central entrance hallway. This area provides access to all of the ground floor rooms and a staircase to the upper level. The hallway benefits from clean, neutral décor and practical flooring—ideal for family life and guests alike.

At the rear of the property, it opens up into a stunning open-plan kitchen, dining, and living space that stretches across the entire back of the house. This generous space is truly the heart of the home—designed for relaxed family living and effortless entertaining.

The stylish kitchen features a wide range of wall-mounted and base units, finished with quality worktops and modern fittings. The sink sits beneath a large window offering views over the rear garden. The kitchen also includes a space for American-style fridge freezer, an eye-level oven, a gas hob with extractor hood over, an integrated dishwasher, and a feature breakfast bar with seating—perfect for casual meals or morning coffee.

The bright and spacious living area is positioned to the left side and features wide bifold doors that open out onto the west-facing decking and rear garden. These doors flood the room with natural light and create a seamless indoor-outdoor feel—perfect for warm summer days and evening entertaining.

£600,000



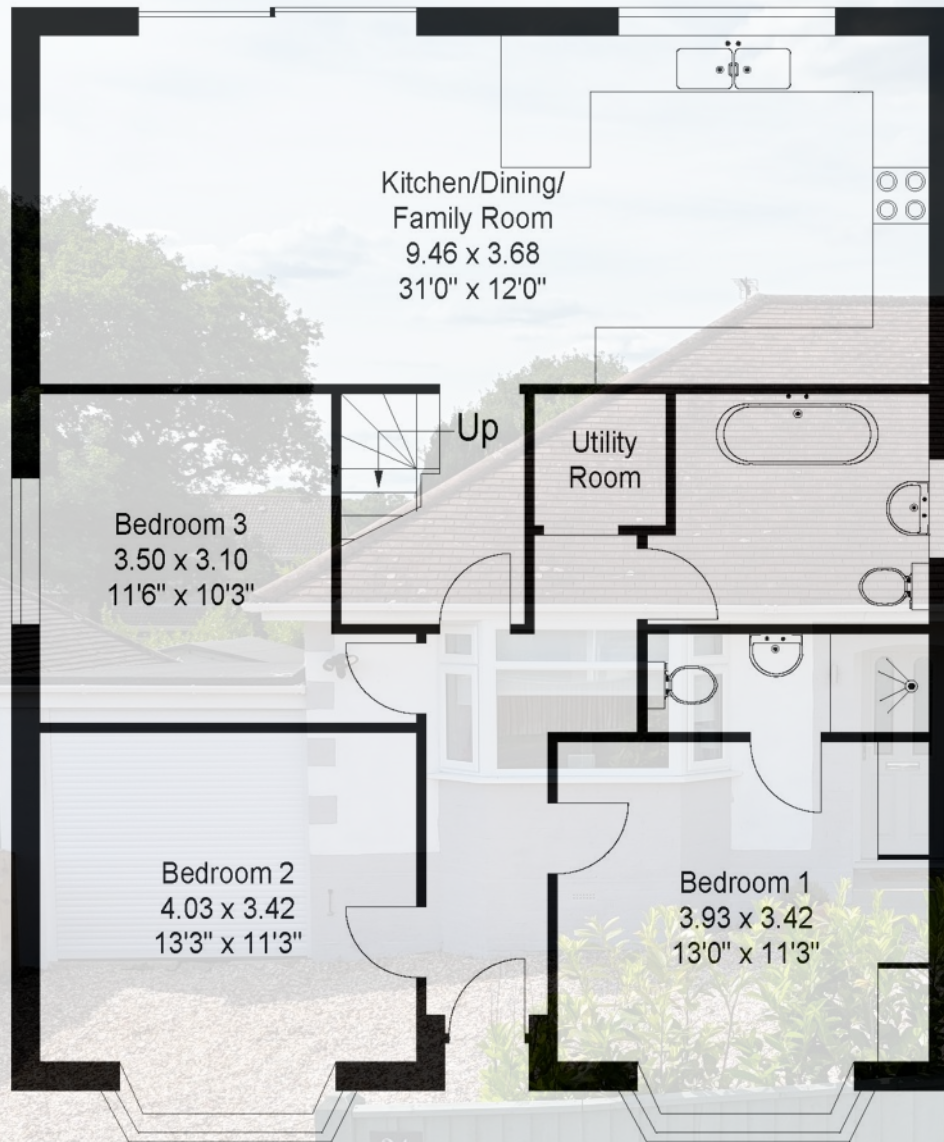
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4



2



Approximate
Gross Internal Floor Area
Total: 123sq.m. or 1324sq.ft.

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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 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.



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The property now offers accommodation across two floors and is ideal for modern family living

The Property Continued ...

Located at the front of the property, the principle bedroom is a generously sized double room featuring a charming bay window that brings in plenty of natural light. It includes fitted wardrobes and a dedicated dressing area for added convenience. A door leads to a private en-suite shower room, which comprises a WC, wash hand basin, and shower cubicle —creating a self-contained and comfortable retreat.

Also at the front of the property, bedroom two is another spacious double room with a bay window overlooking the front garden. This room is ideal for guests, older children, or as a second ground-floor bedroom, offering flexible use depending on your family's needs.

Situated off the central hallway, bedroom three is another double room with a window to the side aspect. This room could serve well as a nursery, home office, or hobby room. Although more compact, it is a versatile and functional space.

The family bathroom is accessed from the hallway, it features a freestanding roll-top bath, along with a WC, wash hand basin, and a side-aspect window that provides natural light and ventilation.

A staircase from the main hallway leads to the first floor, where you'll find bedroom four. This is a comfortable double bedroom with a window overlooking the rear garden. Clever use of the eaves provides useful built-in shelving and storage, making it an excellent space for an older child, guest room, or even a private study.







This spacious home is conveniently located within easy walking distance of local shops and New Milton mainline train station—offering direct connections to London and the South Coast

Outside

The front of the property is laid to gravel, providing generous off-road parking for multiple vehicles. A garage sits to the left, featuring up-and-over doors at both ends, allowing direct access through to the rear garden.

The rear garden enjoys a sunny, west-facing aspect and is mostly laid to lawn with well-maintained shrub borders. It is fully enclosed by fencing, offering privacy and safety for children and pets. A raised timber decking area, accessed via bifold doors from the living room, creates a wonderful outdoor dining and relaxation area.

At the rear of the garden, there is a garden studio which benefits from power and lighting —perfect as a home office or creative workspace.

Additional Information

Energy Performance Rating: C Current: 71 Potential: 82

Council Tax Band: D

Tenure: Freehold

All mains services connected

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

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



The Local Area

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

New Milton Centre & Train Station	0.7 Miles
Ballard School	0.9 Miles
Marks & Spencers	1.1 Miles
Tesco Superstore	1.1 Miles
New Forest National Park	1.8 Mile
Pebble Beach Restaurant	2.3 Miles
Chewton Glen Hotel & Spa	2.4 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



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