



Spa Cottage

*Fernhill Road, New Milton, BH25 5ST*

SPENCERS  
COASTAL









*Spa Cottage was built in 2015 to a high specification, using reclaimed brickwork to introduce character and texture. The property benefits from a Grade A EPC and includes two outbuildings suitable for ancillary accommodation or a potential home income opportunity, (STPP)*

## The Property

A spacious entrance porch provides a practical boot room and cloak storage, opening into the entrance hall.

The kitchen/dining/family room forms the central living space, with tiled flooring throughout and a pleasant double aspect.

French doors open directly onto the patio, connecting the room with the gardens. The bespoke kitchen is fitted with a range of wall, base and drawer units with solid wood work surfaces, incorporating an induction hob, electric oven and space for an American-style fridge freezer.

Double doors lead through to the garden room, extending over 25ft, with underfloor heating, a triple aspect and a vaulted ceiling with Velux windows, providing excellent natural light and further French doors to the terrace.

A separate living room sits off the kitchen, featuring a double aspect, oak engineered flooring and a brick fireplace with log-burning stove, creating a strong focal point.

**£1,150,000**



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*Set in a semi-rural position, the property enjoys the convenience of being within walking distance of the town centre and railway station, while remaining notably private, approached via a quiet lane*

### The Property Continued ...

The ground floor also includes a further double bedroom, currently used as an office, served by a three-piece en-suite shower room.

To the first floor, two well-proportioned double bedrooms feature tall ceilings, exposed oak beams and views across the countryside, each with its own en-suite bathroom.

The principal bedroom offers generous space, with walk-in storage and a large en-suite incorporating a walk-in shower with waterfall attachment.

### Outside

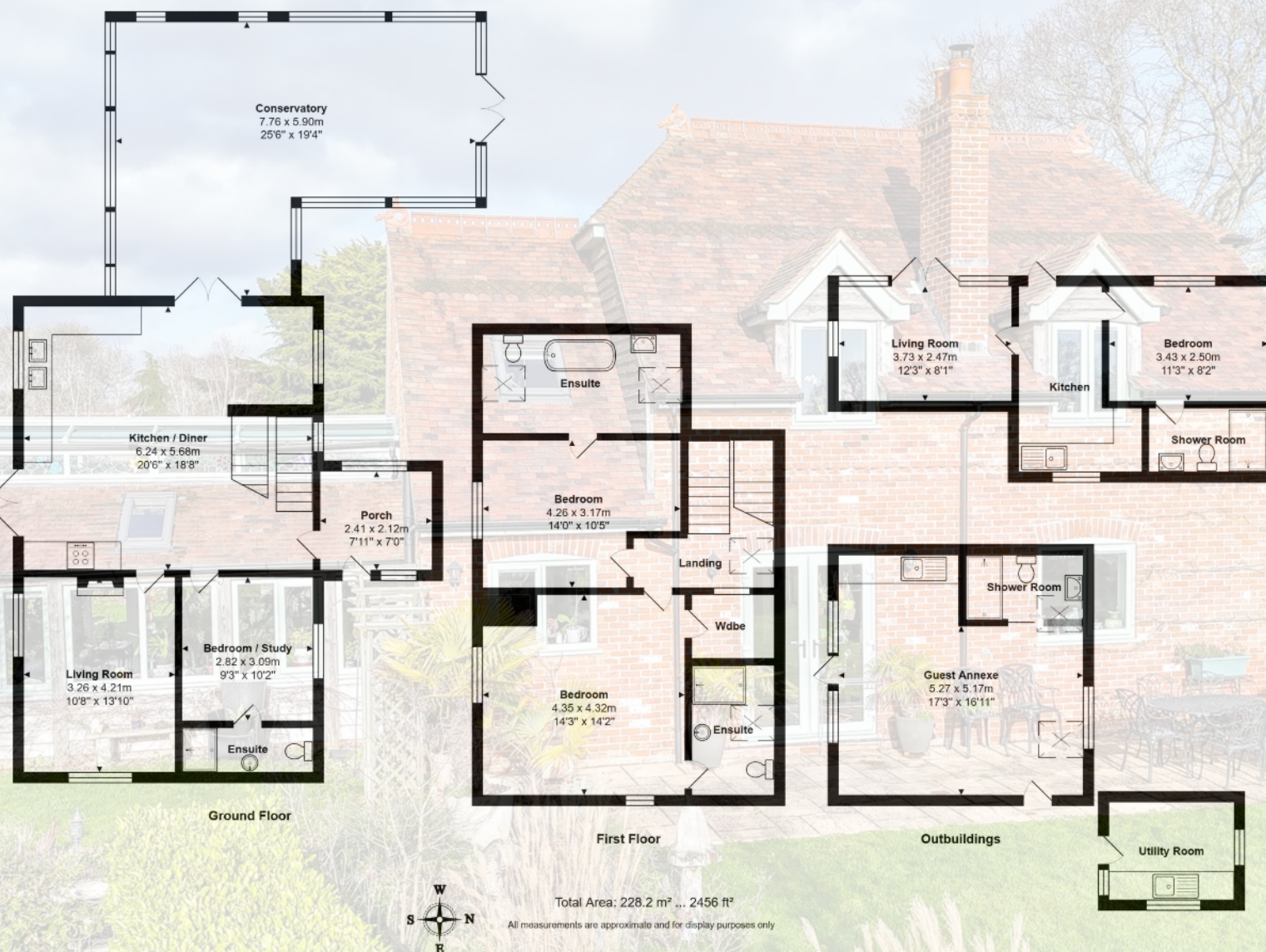
Outside, a gravelled track and five-bar gate lead to a sweeping driveway providing ample parking and access to the detached garage. The gardens are arranged into clearly defined areas, including a rose garden, orchard, two ponds and a south-facing lawn, with patio areas surrounding the property.











## 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 gardens extend to approximately 0.5 acres and enjoy open views across the surrounding countryside*

## Outbuildings

The two one-bedroom outbuildings each provide a living area with kitchenette, bedroom and bathroom, offering flexibility for guest accommodation, multi-generational living or an income opportunity (subject to planning permission).

## Additional Information

Energy Performance Rating: TBC

Council Tax Band: E

Tenure: Freehold

Water: Mains supply

Electricity: Mains supply plus solar

Heating: Air Source Heat Pump plus solar

Drainage: Private Sewage Treatment Plant

Solar Panels: Yes, with Tesla storage batteries

Broadband: FTTP - Fibre to the property directly

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











## The Local Area

The property is situated just outside of the New Forest National Park, just moments from the open forest and just a few miles of the coast which offers cliff top walks, beaches, and spectacular views over the Solent and the Isle of Wight.

Local amenities at New Milton are within one mile with schools for all age groups including the renowned Ballard School nearby. The Georgian coastal town of Lymington is within eight miles where you will find a range of boutique shops, many fine restaurants, excellent sailing facilities, and a thirty minute car ferry crossing to Yarmouth on the Isle of Wight.

The property is well placed for access to other major towns and cities including Bournemouth (13 miles), Southampton (19 miles) and Winchester (31 miles), with a link to London Waterloo via New Milton (2 hours) or Brockenhurst (1 hour 40 minutes).

## Points Of Interest

Ballard School	0.3 miles
Ferndene Farm Shop	0.4 miles
New Milton Train Station	0.8 miles
New Milton Town Centre	0.8 miles
M&S Food	1.0 miles
New Forest National Park	1.4 miles
Tesco Superstore	1.7 miles
Barton on Sea Cliff Top	2.2 miles
Barton on Sea Golf Course	2.2 miles
Chewton Glen Hotel & Spa	2.3 miles
Mudford Quay	6.2 miles
Bournemouth Town Centre	12.1 miles





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

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