



Little Spinney

Sway Road, New Milton, BH25 5QP

SPENCERS
COASTAL





“An impressive detached residence nestled within private south-facing gardens, located close to New Milton town center, the main railway station, the New Forest, and Barton on Sea cliff top.

The Property

An entrance vestibule provides a cloak area and grants access to the WC, leading to the hallway featuring attractive parquet flooring that continues throughout, offering access to the ground floor accommodations.

To the right of the hallway is a delightful kitchen/breakfast room featuring a fully fitted kitchen with quality granite work surfaces. A central island unit provides additional storage and serves as a useful breakfast bar. French doors from the dining area offer access to the rear garden.

Integrated appliances include a five-ring gas hob with an extractor fan overhead, a Neff double oven with a warming drawer below, a coffee machine, and an American-style fridge freezer

Adjacent, there's a useful utility room offering additional worktops and storage, with ample space and plumbing for white goods. A personal door provides access into the double garage.

Next door, you'll find a well-proportioned dining room with ample space for dining furniture and storage. French doors open onto the gardens, adding to the room's charm and providing seamless indoor-outdoor flow.

At the end of the hallway, you'll discover an impressive triple-aspect living room, offering views of both the front and rear aspects. Doors open onto the rear gardens, enhancing the room's spaciousness and connection to the outdoors. A fireplace with an attractive brick surround serves as a captivating focal point

Casement doors lead from the living room into the well-proportioned study, which could alternatively be utilised as a snug or playroom, offering versatility to suit various lifestyle needs.

£1,150,000







The property offers extensive accommodation totalling 2,907 sqft, with four bedrooms, three bathrooms, generous living spaces, ample off-road parking, and an integral double garage.

The Property Continued

From the hallway, stairs ascend to the first-floor landing, which features a window to the side aspect and provides access to four bedrooms.

Two of the bedrooms feature excellent suites, each equipped with built-in sliding wardrobes and offering additional space for bedroom furniture. These suites include three-piece en-suite shower rooms with walk-in cubicles. The primary bedroom also benefits from a dressing room accessed via the en-suite.

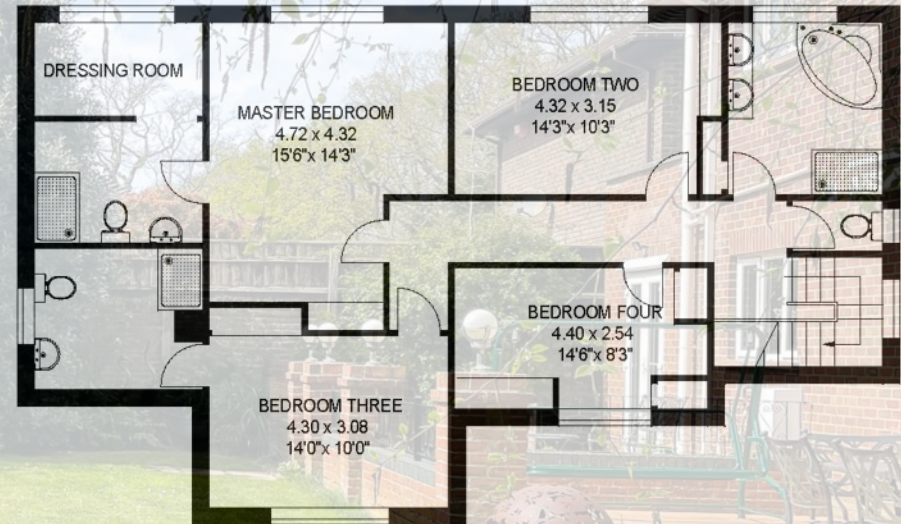
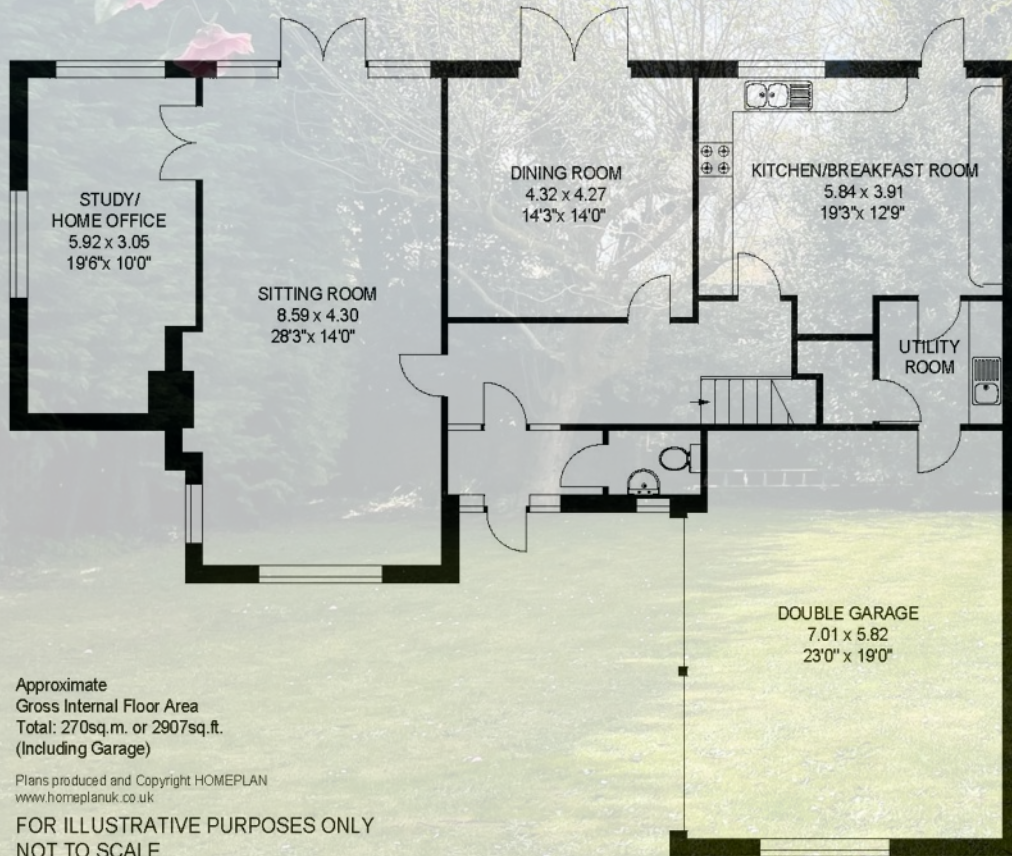
Two additional twin rooms both feature built-in storage and cupboards, providing ample space for belongings. These rooms are serviced by a generous four-piece family bathroom, which includes a large corner spa bath, an oversized shower cubicle, a double vanity unit, and modern floor and wall tiles.

Outside

The property is discretely positioned, set back and accessed via a private driveway leading off Sway Road, offering ample parking and access to the double garage, which benefits from eaves storage.

The generous rear gardens are a standout feature, featuring a pleasant southerly aspect. An extensive patio area extends from the rear of the property, facilitating an ideal indoor-to-outdoor lifestyle. Predominantly laid to lawn for ease of maintenance, the gardens are screened by tall, mature hedging, providing a high degree of privacy.

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 270sq.m. or 2907sq.ft.
(Including Garage)

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NOT TO SCALE



Services

Energy Performance Rating: C Current: 62 Potential: 73

Council Tax Band G

All mains services connected

Points Of Interest

Barton on Sea Cliff Top	2.5 Miles
The Cliff House Restaurant	2.9 Miles
Pebble Beach Restaurant	2.6 Miles
Chewton Glen Hotel & Spa	2.7 Miles
Durlston Court School	2.4 Miles
Ballard School	0.8 Miles
The Arnewood School	1.7 Miles
Tesco Superstore	2.1 Miles
New Milton Centre and Train Station	1.0 Miles
New Forest National Park	1.7 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	12.0 Miles
London (1 hour 45 mins by train)	110 Miles

Important Notice

Spencers of The New Forest 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:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencerscoastal.co.uk

www.spencerscoastal.com