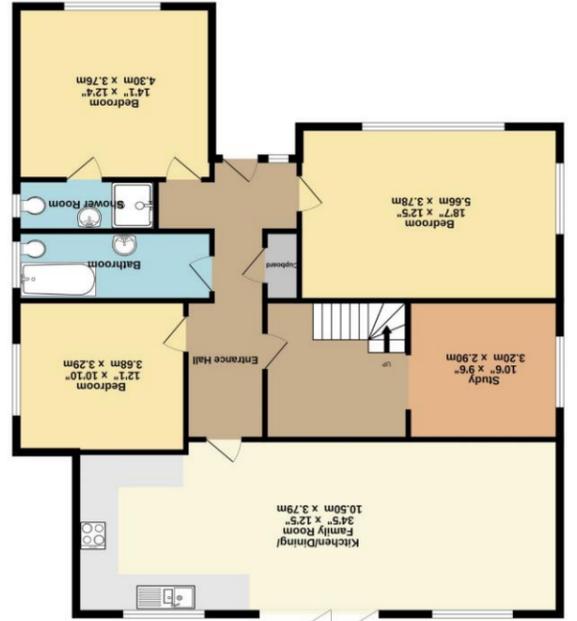


VERY IMPORTANT. PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants, please ask us if you would like sight of these prior to offering, alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyors to report before proceeding, and we will assist whenever possible.

TOTAL FLOOR AREA: 2349 sq.ft. (218.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 Cowper Avenue, New Milton, Hampshire, BH25 6NY

- Fabulous spacious residence, newly refurbished
- Quiet location, walking distance to town centre
- Lovely gardens
- Five double bedrooms
- Three ensuites
- Plus family bathroom
- Living room with log burner
- Well appointed kitchen/dining room
- Outbuildings including potential home office
- Lots of off road parking



A TRULY EXCEPTIONAL AND SIZABLE, NEWLY EXTENDED AND REFURBISHED RESIDENCE WITH FLEXIBLE ACCOMMODATION, CURRENTLY COMPRISING A SPLENDID OPEN PLAN LIVING SPACE PLUS FURTHER RECEPTION ROOM, FIVE DOUBLE BEDROOMS, THREE OF WHICH HAVE ENSUITES PLUS A FURTHER BATHROOM. LOVELY GARDEN WITH LARGE GARDEN LODGE.

Accommodation: The welcoming entrance hall leads into a superb open plan living space with lounge, dining and well-appointed kitchen areas. Bi-fold doors open to the garden and there is a log burner in the lounge area. On the ground floor there are three generous sized bedrooms, one of which has an ensuite and there is a family bathroom. An inner hall area which could potentially be a study then leads to a snug/sixth bedroom. Upstairs, the landing leads to two large bedrooms which both have walk in wardrobe/dressing room and a brand new ensuite.

Outside: To the front is an exceptionally spacious driveway, also giving space to turn. Gates lead to a continuation of the driveway along the side to what was the original garage (5.2m x 3.15m), this has been converted to create a workshop/store and behind this is a impressive garden lodge measuring 7.6m x 3.4m. This could have many uses including potential home office. The rear garden has a good sized lawn area as well as paving and a shed. Solar panels with battery storage reduce energy bills considerably.

EPC: C, Tenure: Freehold

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