

PETTENGELLS
ESTATE AGENTS

Little Spinney, Sway Road, New Milton, Hampshire, BH25 5QP
Asking Price £975,000

Little Spinney, Sway Road, New Milton, Hampshire, BH25 5QP

- On the edge of the New Forest National Park
- Splendid accommodation of 2900sq feet
- Large double garage with long sweeping driveway
- Four impressive double bedrooms all with fitted wardrobes
- Master bedroom with ensuite and dressing room
- Second bedroom with en suite and main family bathroom
- 28’ dual aspect living room with impressive fire surround
- Separate dining room & study/hobbies room
- Kitchen/breakfast room with utility room
- Impressive plot - approx 1/3 of an acre













Set on the fringes of New Milton, on the edge of the New Forest National Park, this superb four double bedroom, three reception room detached home with double garage offers approximately 2,900 sq ft of well-proportioned accommodation.

Accommodation: The front door opens into the entrance porch with door to the ground floor WC and in turn opens into the spacious entrance hall. The 28' dual aspect living room has doors to the rear garden and to the study. The dining room similarly has double doors and opens onto the rear garden. At the heart of the home, the kitchen features a large central island, with built in double ovens, microwave and coffee machine, with gas hob and extractor, complemented by a separate utility room with space for washing machine and tumble dryer, with door to the integral double garage, which houses the gas fired central heating boiler. On the first floor you have four double bedrooms, with the master suite having an ensuite shower room which leads into the dressing room. Bedroom two also has the benefit of an ensuite shower room, alongside a family bathroom servicing the two remaining double bedrooms.

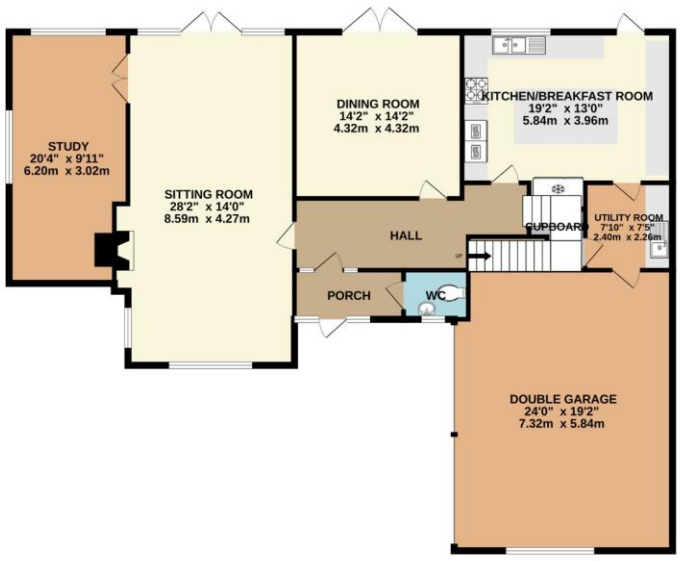
Outside: A long gravel driveway provides offers ample parking with turning area and leads to a double garage (measuring 24' x 19'2'). The mature gardens front and south facing rear garden are surrounded by mature flower, shrub hedge borders, with a pleasant patio area to the rear. Commuters and day trippers alike will appreciate the mainline railway station, offering easy links to Bournemouth, Southampton and London and New Milton's local amenities are within easy reach, with the New Forest National Park nearby for enjoying its varied landscapes and outdoor pursuits, short drive to the beach.

Arrange a viewing to appreciate the fantastic space and setting of this home.

EPC: D, Council tax band: G, Tenure: Freehold

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GROUND FLOOR
1724 sq.ft. (160.2 sq.m.) approx.



1ST FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2906sq.ft. (270.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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