



Long Barn, 6 Barrs Wood Road, New Milton, BH25 5HS

£850,000

Mitchells
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*Long Barn
6 Barrs Wood Road
New Milton
Hampshire
BH25 5HS*

This handsome four bedroom, three reception room house is situated on a prominent position in this highly sought after residential area of New Milton and walking distance of both New Milton town centre and Ballard Lake. The property offers bright and versatile accommodation with features including an impressive entrance hall, three spacious reception rooms, a generous master bedroom with en-suite, a double garage and a sunny south facing garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Reception Room
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Conservatory
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Double Garage
- Driveway
- Sunny South Facing Garden



The Property

Entrance hall with stairs to first floor landing, attractive beams and central heating thermostat.

Ground floor cloakroom with UPVC window, WC, wash hand basin with coats cupboard.

The main sitting room has a fantastic bright southerly aspect with double casement doors leading out to the patio and rear garden, feature fireplace, marble hearth, timber surround and inset electric fire.

The separate dining room has a bright double aspect and a double glazed door leading out to the patio and rear garden.

Reception room with feature stone fireplace with two log stores, an open fire, a bright triple aspect and a double glazed door leading out to the patio and rear garden.

Kitchen/breakfast room with a fantastic range of white shaker style wall and base units with a contrasting worktop, ceramic one and a half bowl sink with mixer tap over and drainer, breakfast bar and integrated appliances include a four burner gas hob with extractor fan over, dishwasher, eyelevel oven, water softener and access through to the double garage.

The utility is fitted with matching white shaker style wall and base units with a contrasting worktop, stainless steel sink with mixer tap over and drainer, tiled flooring and this gives access to the conservatory.

The conservatory is constructed of floor to ceiling double glazed units, polycarbonate roof, pedestrian door to the garden and double casement doors lead out to the south facing patio.

On the first floor landing is a large UPVC window, hatch to loft space, double airing cupboard with pressurised hot water cylinder and slated shelves for storage and an addition double cupboard with hanging rail and shelving.

The family bathroom has full tiled walls and suite comprising a panel bath with mixer tap over and hand held shower attachment, shower curtain, WC, pedestal wash hand basin, radiator with towel rail, UPVC window and eaves storage cupboard.

On the first floor are four double bedrooms all of which benefit from built in storage with the master being a particularly generous size with a bright double aspect, a fantastic range of built in wardrobes and its own en-suite shower room.

The en-suite comprises of a walk in double corner shower cubicle with thermostatic shower attachment, bidet, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, fully tiled wall and heated towel rail.





Gardens & Grounds

To the front of the property is an in out driveway giving off road parking for four to five vehicles and giving access to the double garage.

Double garage with electric up and over door, wall mounted gas fired boiler with central heating controls, UPVC window overlooking the rear garden and access through to the utility.

The rear garden is a particular feature of the property with a bright sunny southerly aspect, three patio areas with the rest of the garden laid to lawn with high level fencing making the garden extremely private and secluded with a nice wooded backdrop, a useful storage shed and a side gate for access.

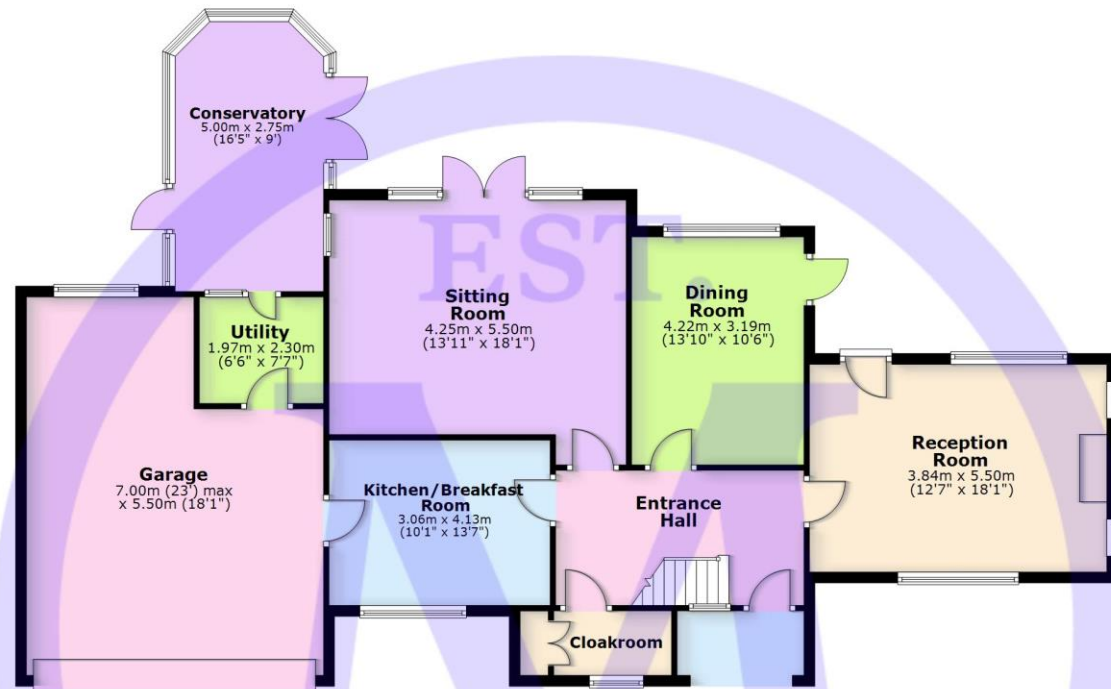
The property is offered with no forward chain.

Services

- Mains gas, electric, drainage and water
- Council Tax Band F
- Energy Performance Rating D

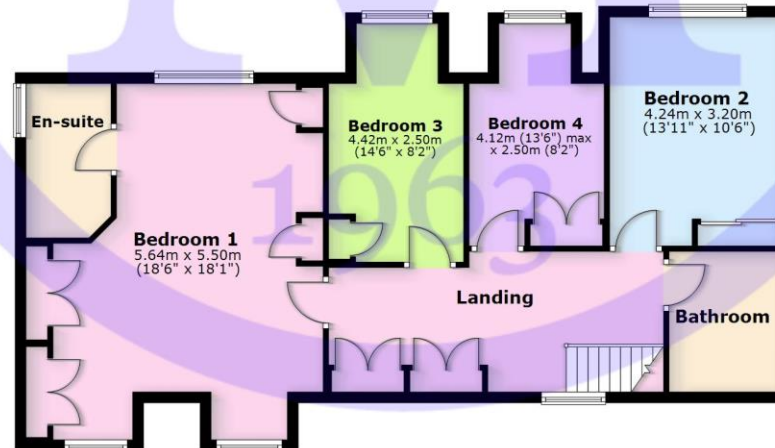
Ground Floor

Approx. 144.9 sq. metres (1559.7 sq. feet)



First Floor

Approx. 90.0 sq. metres (969.1 sq. feet)



Total area: approx. 234.9 sq. metres (2528.8 sq. feet)

*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.

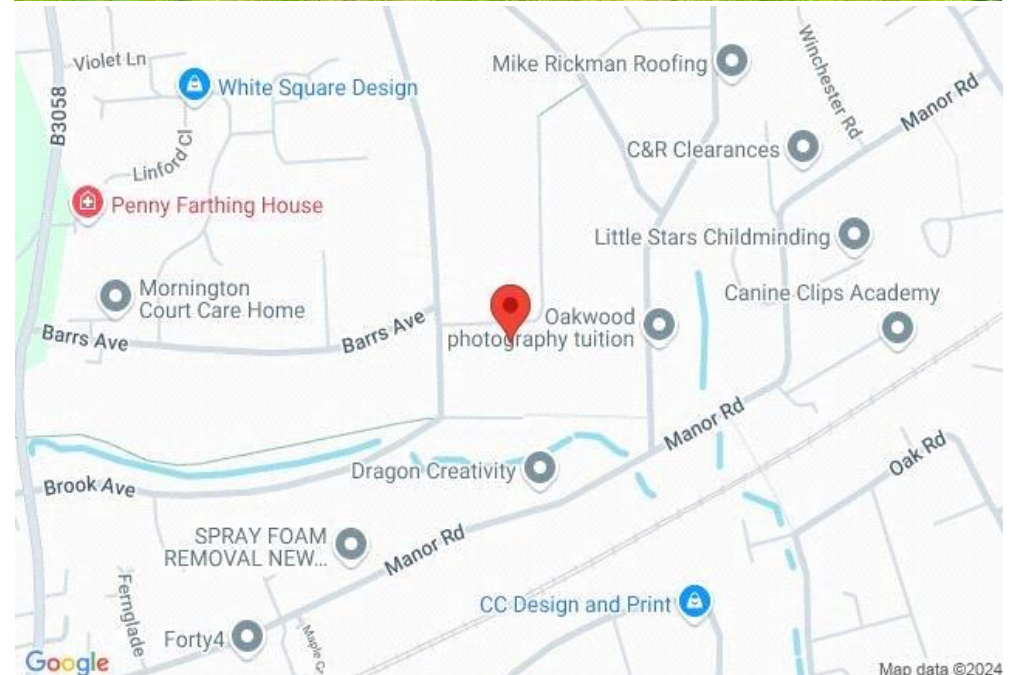
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Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge, take the second turning right into Brook Avenue and bear left. Take the first turning right into Barrs Wood Road where the property will be found on the right hand side.





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