



*Norwood House, Brockhills Lane, New Milton, BH25 5QL*

£1,100,000

**Mitchells**  
1963 — TODAY



*Norwood House  
Brockhills Lane  
New Milton  
Hampshire  
BH25 5QL*

A highly impressive and imposing five bedroom detached family house which is situated on superb gated grounds in a highly sought after location in New Milton. The property is presented in first class order throughout and offers versatile and spacious rooms. There are many appealing features some of which include a superb high specification open plan kitchen into orangery with granite worktops and tiled floor, three luxury fully tiled bathrooms, option of a ground floor double bedroom, utility room and a large adjoining double garage with pitched roof. This property would suit a wide range of applicant but would be largely suited to a growing family given the versatility and the location to New Milton's mainline railway and all local schools.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Orangery
- Utility Room
- Office/Bedroom Five
- Landing
- Four Double Bedrooms
- Family Bathroom
- Jack And Jill Bathroom
- Ensuite Shower Room
- Gated Driveway
- Garage
- Off Road Parking
- Landscaped Gardens
- Outbuilding



# The Property

An architecturally designed substantial family house which is built in the 1980's to traditional standards and has since been maintained and upgraded to the highest levels.

To the front there is an open porch with casement doors leading to the more than generous entrance hall with attractive wood effect laminate flooring, downstairs WC and coats cupboard. There is also a solid oak staircase leading to first floor.

The double aspect sitting room is a great size with a green outlook to the front, a gas fired living flame fire with timber surround and marble hearth, and casement doors leading to the vast patio.

Dining room which is located to the front of the property has the same the same continuous wood flooring from the hall and an adjoining office, if required this room could make an ideal fifth bedroom and potentially ground floor ensuite.

The superb kitchen/orangery is simply stunning and fitted to a high specification with a huge range of solid wood wall and base units with space for range style cooker and American style fridge freezer. There are granite worktops, part of which create a large breakfast bar and a tiled floor which continues into the great sized orangery. The triple aspect orangery has a glass roof lantern, underfloor heating and bifold doors leading onto the south facing patio.

Utility room which is accessed via the kitchen with the continuous tiled floor and granite worktops with door leading to the patio.

First floor landing is almost a room in itself with a large built in airing cupboard housing the high pressure water cylinder. There is also access to roof space and a window looking to rear garden.

There are four double bedrooms, bedroom one of a particular good size with a full range of built in wardrobes and matching drawers and bedroom two and three share a Jack and Jill style ensuite.

There are three stunning bathrooms all of which are fully tiled and finished to very high standard.

The family bathroom has a bath and base and inset into vanity unit with storage under and a low flush WC.

The Jack and Jill bathroom has large double width shower cubicle, bath with central mixer tap, low flush WC and wash hand basin inset into vanity unit.

The master ensuite shower room has a particularly large walk in shower, his and hers wash hand basin inset into vanity unit with excellent storage under and low flush WC.

All bathrooms have a chrome ladder towel rail.





## *Gardens & Grounds*

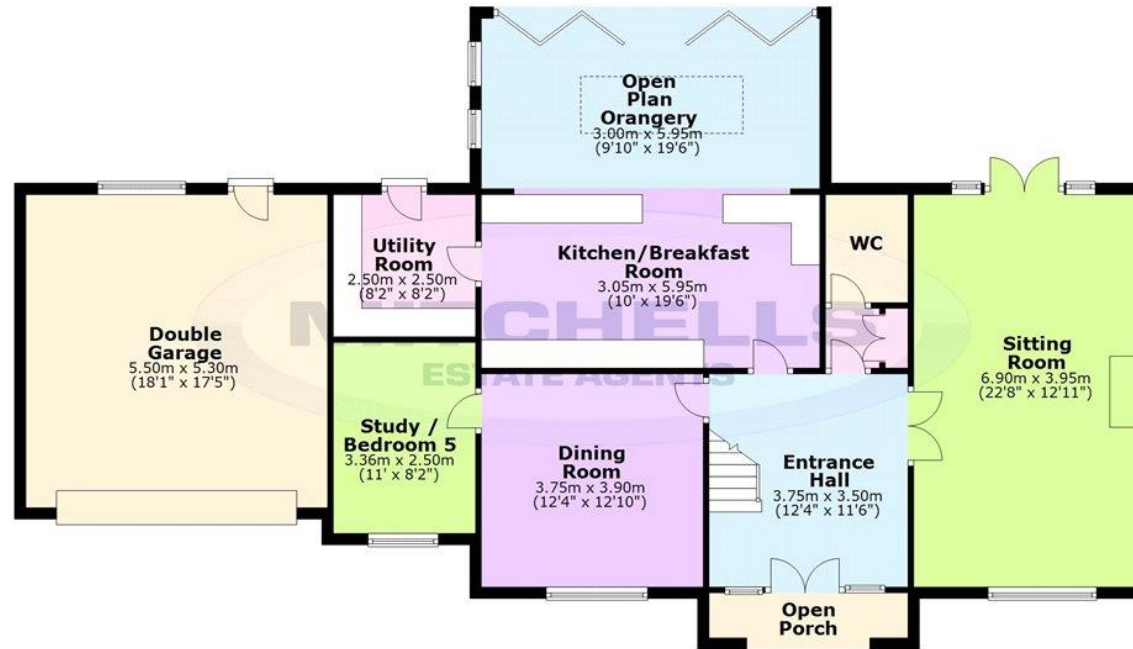
Norwood House is a substantial gated residency with an incredibly large frontage for parking for multiple vehicles and ample turning space. The front of the property is screened well with a 6ft perimeter fence and various shrubs and borders. There is an electric gate for privacy and access to both sides of the property leading to rear garden. The rear garden is southwest facing and of a good size with a vast patio adjoining all exits from the property and the garden backs onto an area of woodland. There is a large timber outbuilding which of uses could be endless and power but would be an ideal home office/gym. There is an adjoining double width garage with an electric roller shutter door, large roof space and personal door into garden.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band G
- Energy Performance Rating C

### Ground Floor

Approx. 146.4 sq. metres (1575.7 sq. feet)



### First Floor

Approx. 98.2 sq. metres (1057.5 sq. feet)



Total area: approx. 244.6 sq. metres (2633.2 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. Upon reaching the roundabout turn right onto Sway Road, take the first right into Brockhills Lane where the site will be seen after a short distance on the right hand side.





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