



*Brookside, Southern Lane, New Milton, BH25 7JE*

£825,000

**Mitchells**  
1963 — TODAY



*Brookside  
Southern Lane  
New Milton  
Hampshire  
BH25 7JE*

This fantastic five bedroom characterful property is ideally situated walking distance of both Barton On Sea clifftop and beach and New Milton town centre. The property offers bright and modern living with features including a luxury kitchen/breakfast room, orangery, sitting room with woodburning stove, master bedroom with ensuite and walk in dressing room, in out driveway and beautifully landscaped and secluded gardens.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Orangery
- Ground Floor Cloakroom
- Three First Floor Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Walk In Dressing Room
- Two Second Floor Bedrooms
- Driveway
- Landscaped Garden
- Period Features
- Garage



# The Property

Entrance hall with tiled flooring, stairs to first floor landing, understairs storage cupboard and ground floor cloakroom/utility.

Cloakroom has a WC, wall hung wash hand basin with mixer tap over, double radiator, UPVC window and cupboard housing the utility area with space and plumbing for washing machine and shelving for storage.

The kitchen/dining room is a particular feature of this property, has timber effect flooring and luxury shaker style wall and base units with a contrasting stone effect worktop, integrated appliances include an eye level Neff double oven, five burner induction hob with extractor fan over and glass splashback, one and a half bowl sink with mixer tap over, dishwasher, wine cooler, larder style storage cupboard and a tall stand up fridge freezer, double casement doors lead out to the patio and rear garden and there is ample space for a four seater table and chairs.

The orangery is a stunning room with a bright double aspect enjoying views over the garden, double casement doors lead out to the patio. There is a ceiling lantern giving plenty of natural light, recess ceiling spotlights, two double radiators and space for a six seater table and chairs, sofa and armchair.

Sitting room with a bright double aspect, timber effect flooring, attractive bay window to the front with character stone windowsills and surrounds, feature fireplace with inset woodburning stove, ornate hearth and mantle, TV aerial point, space for L shaped sofa or three piece suite and double casement doors lead out to the patio.

On the first floor are three double bedroom with the master being a particularly attractive room with a bay window to the front, space for king sized bed and benefits from its own luxury ensuite shower room.

The ensuite shower room comprises of a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, walk in double shower with thermostatic shower attachments, wall mounted mirror, shaver point and UPVC window.

Also off the master bedroom is its own walk in dressing room with plenty of hanging rails, shelving for storage, radiator and UPVC window.

The family bathroom has been beautifully finished with a modern suite comprising a WC with hidden cistern, glass pedestal wash hand basin with mixer tap over, panel bath with thermostatic shower attachments, glass shower screen, tiled flooring, fully tiled walls, chrome heated towel rail and large built in mirror.

On the second floor landing is a large storage cupboard, Velux window and bedrooms four and five.

Bedroom four is currently used as a home office but would make a generous double bedroom with a Velux window to the side, a double glazed window giving an attractive view over the rear garden and ample space for king sized bed and additional furniture, if required.

Bedroom five has eaves storage cupboards, Velux window, double glazed window to the front, double radiator and would make a lovely double bedroom.





## *Gardens & Grounds*

To the front of the property is a shingle in out driveway with a low level wall, wrought iron railings, electric car charging point, off road parking for three to four vehicles and gives access to the single garage.

To the rear of the property is a beautifully landscaped garden with mature and colourful planting, two to three different patio areas, ornamental fishpond, it is extremely private and secluded and must be viewed to be fully appreciated.

## *Services*

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

### Ground Floor

Approx. 74.6 sq. metres (803.2 sq. feet)



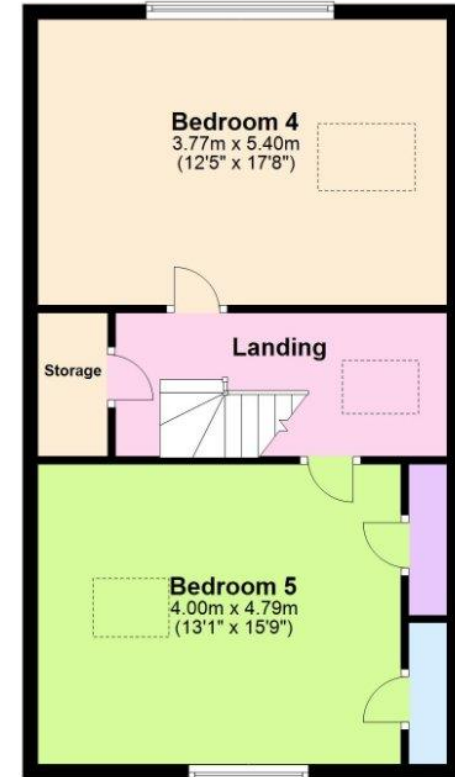
### First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



### Second Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Total area: approx. 182.6 sq. metres (1965.9 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.

**Brookside, Southern Lane, Barton On Sea**

## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course, Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells proceed along Old Milton Road. Continue straight across the roundabout and upon reaching the T-junction turn right on to Christchurch Road. Turn immediately left into Southern Lane where the property will be found on the left hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

