



*Penny Farthing House, Fernhill Lane, New Milton, BH25 5SX*

*£899,995*

**Mitchells**  
1963 — TODAY







*Penny Farthing House*  
*Fernhill Lane*  
*New Milton*  
*Hampshire*  
*BH25 5SX*

A substantial detached two storey dwelling set in approaching half an acre and offering a variety of potential uses, including a large detached family home for multi-generational living, a home and income, educational/residential care, or potential redevelopment of the site. The property is offered with no forward chain and currently has accommodation extending to just under three thousand square feet. It is situated in a popular and easily accessible location close to New Milton town centre and the mainline railway station, with the open forest of the New Forest National Park and the beautiful Barton on Sea clifftop and beach both within easy reach. The property offers flexible and extensive accommodation, currently laid out as a five bedroom house and a separate self-contained one bedroom annexe.

Please note: The property is subject to overage provisions until August 2029, if planning permission is granted for any development. The overage is based on 50% of the difference between the base value of the property and its value as enhanced by planning permission.

- **Main House:**
- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Cloakroom
- Family Room
- Utility Room
- Ground Floor Bedroom
- En-Suite Shower Room
- First Floor Landing
- Three Bedrooms
- En-Suite Bathroom
- Two Additional Bathrooms
- **Annexe:**
- Entrance Hall
- Living/Kitchen
- Bedroom
- Bathroom
- Off Road Parking
- Large Gardens



# The Property

## Main House:

Entrance hall with a UPVC double glazed front door, stairs to the first floor, and an understairs storage cupboard.

Large L-shaped, double aspect sitting/dining room with a private outlook to the front.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched polycarbonate roof, and twin casement doors onto the patio.

Spacious kitchen/dining room, with the kitchen area having a range of timber effect wall and base units with a contrasting dark worktop and an inset one and a half sink unit with a mixer tap over, a further hand basin, integrated Bosch electric oven, hob and extractor, breakfast bar, timber effect flooring, space for tall fridge/freezer, and ample room for a dining table.

Separate utility room with space and plumbing for a washing machine and tumble dryer, timber effect flooring, and a sink unit.

Inner hall with a UPVC double glazed door to outside.

Family room with an outlook to the side.

Ground floor bedroom with an en-suite shower room fitted with a white suite.

First floor landing with trap to the roof space, boiler cupboard housing a wall mounted Worcester gas fired boiler.

Three first floor double bedrooms, one with an en-suite bathroom.

Two further separate first floor bathrooms.

## Annexe:

Entrance hall with a UPVC double glazed front door and timber effect flooring.

Kitchen/living room benefitting from a double aspect, timber effect flooring, and with the kitchen area having a range of cream wall and base units with a contrasting worktop, inset sink unit with a mixer tap over, integrated Bosch electric oven and hob, space for washing machine, fridge and slimline dishwasher, wall mounted Vaillant gas fired boiler, and an outlook over the rear garden.

Double bedroom benefitting from a double aspect.

Bathroom fitted with a white suite.







## *Gardens & Grounds*

The property sits on a good sized plot approaching half an acre and is well screened from the road.

The front garden has a large area of tarmac hardstanding, providing off road parking for numerous vehicles, and a caravan, boat, etc., if required.

The rear garden is laid mainly to lawn with mature beds and borders, all enjoying a good degree of privacy.



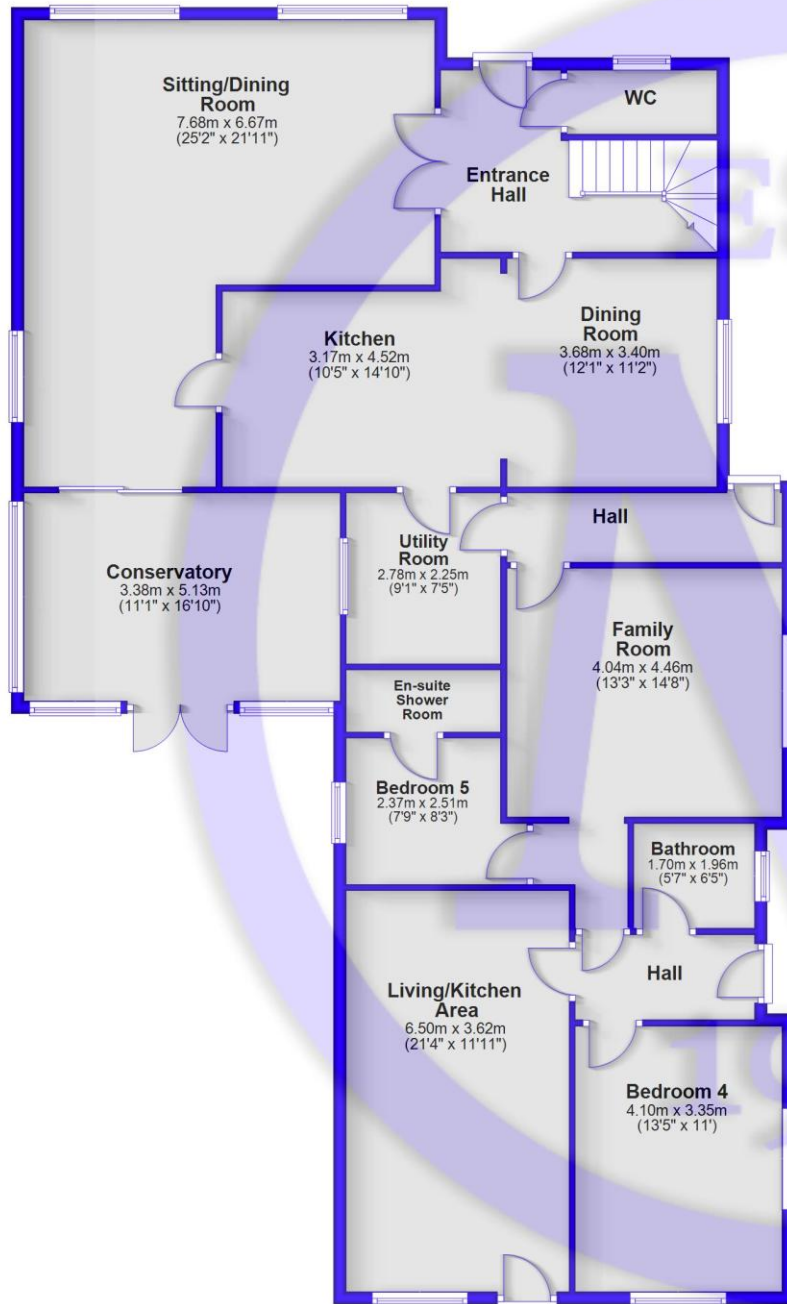
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band G
- Energy Performance Rating To be confirmed



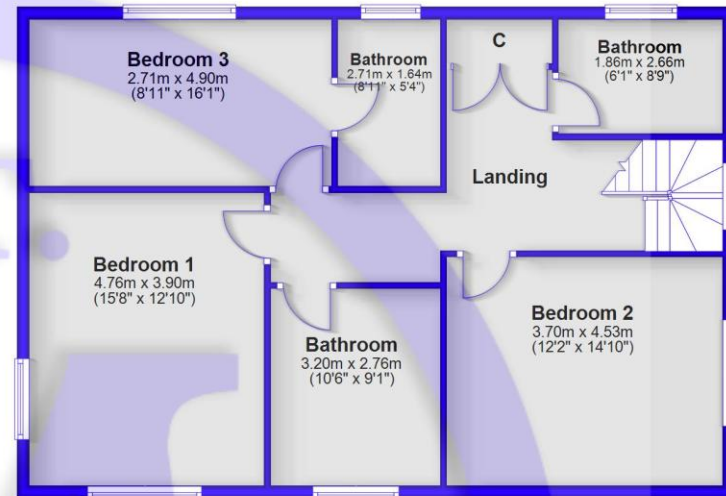
### Ground Floor

Approx. 188.8 sq. metres (2031.8 sq. feet)



### First Floor

Approx. 85.7 sq. metres (922.4 sq. feet)



Total area: approx. 274.5 sq. metres (2954.2 sq. feet)

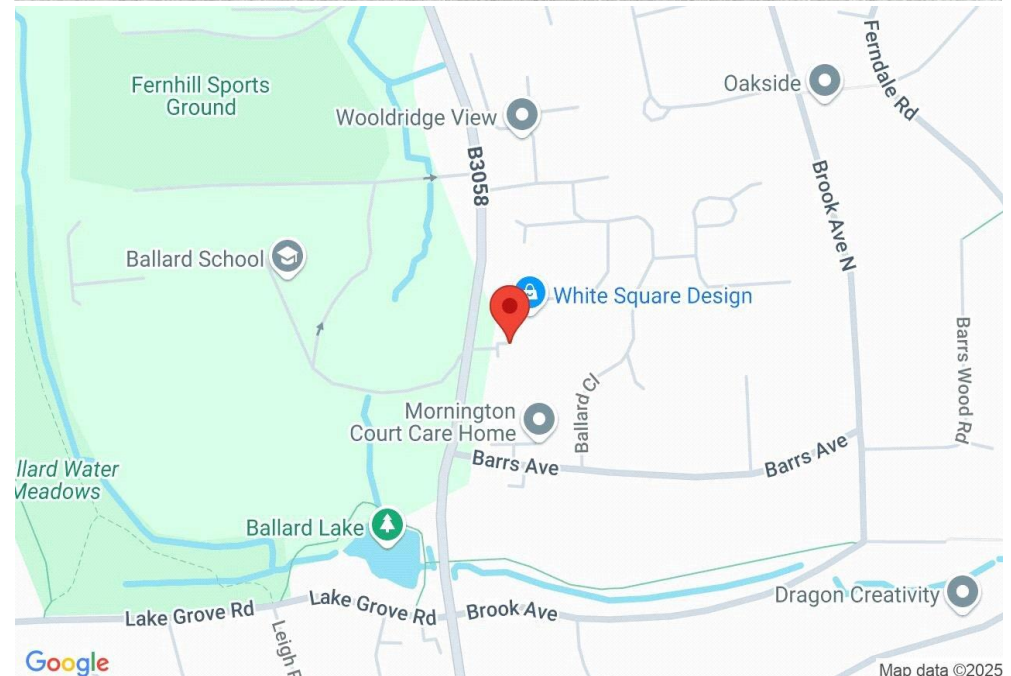


## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

## Directions

From Mitchells, turn left at the traffic lights and proceed over the railway bridge. Continue past Ballard Lake, where the property will be seen after a short distance on the right hand side.







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