



*14, Barrs Avenue, New Milton, BH25 5HJ*

*£1,299,950*

**Mitchells**  
1963 — TODAY



*Stanwix*  
*14 Barrs Avenue*  
*New Milton*  
*Hampshire*  
*BH25 5HJ*

An imposing and substantial detached family residence, set on an outstanding large plot extending to approximately two thirds of an acre, and situated in one of the area's finest locations. The property offers flexible accommodation, with the main house providing six bedrooms, along with the added benefit of a detached garage with a one bedroom annexe above. We understand that the entire garage building can be converted into residential accommodation, if required. The property retains many original character features, benefits from extensive off road parking, and enjoys a private southerly aspect to the rear. An internal viewing is strongly recommended to fully appreciate the size of both the property and the plot.

- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Boiler Room
- Five First Floor Bedrooms
- First Floor Bathroom & Shower Room
- Dressing Room & En-Suite Bathroom
- Second Floor Bedroom, Study & Store Room
- Annexe: Living Room, Kitchen, Bedroom & Shower Room
- Double Garage, Second Garage & Off Road Parking
- Balcony & Extensive Gardens



# The Property

Entrance porch with a hardwood front door, attractive wood panelled walls, and tiled flooring.

Reception hall with wood panelled walls and an impressive timber staircase to the first floor.

Large sitting room with a feature walk-in bay window, twin sliding doors onto the patio, a lovely south facing outlook over the gardens, a marble fireplace with a stone backing and hearth, and an open fire.

Double aspect dining room with attractive exposed timber flooring, sliding doors onto the patio, a Clearview wood burning stove, and a beautiful outlook over the gardens.

Garden room benefiting from a double aspect, two sets of sliding doors onto the patio, and a lovely private aspect.

Kitchen/breakfast room, with the kitchen area offering a good range of white wall and base units with soft closing drawers and doors, a granite worktop and breakfast bar, an undermounted one and a half bowl sink unit with mixer and filtered water taps, attractive herringbone flooring, recessed ceiling spotlights, space for a range style cooker and dishwasher, a feature UPVC bay window to the front aspect, ample room for a breakfast table, and double glazed patio doors leading outside.

Useful separate utility room with a further range of wall and base units, an inset sink unit with mixer tap, and space and plumbing for a washing machine and tumble dryer.

Boiler room with a wall mounted Worcester gas fired boiler and space for an American style larder fridge.

First floor landing with a large airing cupboard.

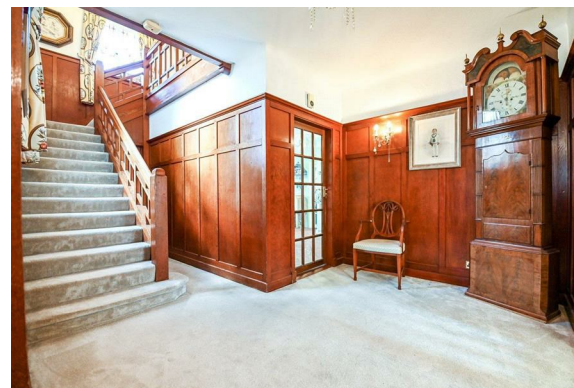
Five first floor bedrooms, with the master bedroom benefiting from a walk-in dressing room, a double aspect, a lovely outlook over the gardens, a large private balcony enjoying a wooded outlook, and an en-suite bathroom comprising a panel bath, a separate shower cubicle, a wash basin, and a WC.

Fully tiled bathroom fitted with a white suite comprising a panel bath with mixer tap and independent shower over, a glass shower screen, a wash basin, a WC, and recessed ceiling spotlights.

Shower room comprising a fully tiled corner shower cubicle with thermostatically controlled shower, a wash basin with storage beneath, a WC, attractive exposed timber flooring, and a heated towel rail.

Second floor landing with access to eaves storage.

One second floor bedroom, study and store room.





## Gardens & Grounds

There is a self contained, detached one bedroom annexe forming part of the garage block. The annexe comprises a lovely double aspect sitting room, a double bedroom, a shower room, and a separate kitchen. The remainder of the building currently incorporates the double garage with twin up and over doors, however, we understand the whole building could be converted into residential accommodation, if required.

The property sits on a stunning large plot extending to approximately two thirds of an acre of beautifully landscaped gardens.

Two sets of twin timber gates provide access to the in and out driveway, which offers extensive off road parking for numerous vehicles, including space for a caravan or boat, if required. There is a large second garage with an electrically operated roller door, a pitched roof, power, and lighting. The remainder of the front garden is laid mainly to lawn, with colourful, well stocked flower, shrub, and conifer borders, and high level fencing provides privacy from the road.

The rear garden is a particular feature of the property, with a large area of raised patio adjoining the house, with steps down to a predominantly lawned garden featuring well stocked, colourful flower, shrub, and rockery beds and borders. There is a garden summerhouse, a large timber garden shed, a second timber summerhouse, raised beds, fruit cages, and mature fruit trees, all enjoying a high degree of privacy, seclusion, and a sunny southerly aspect.

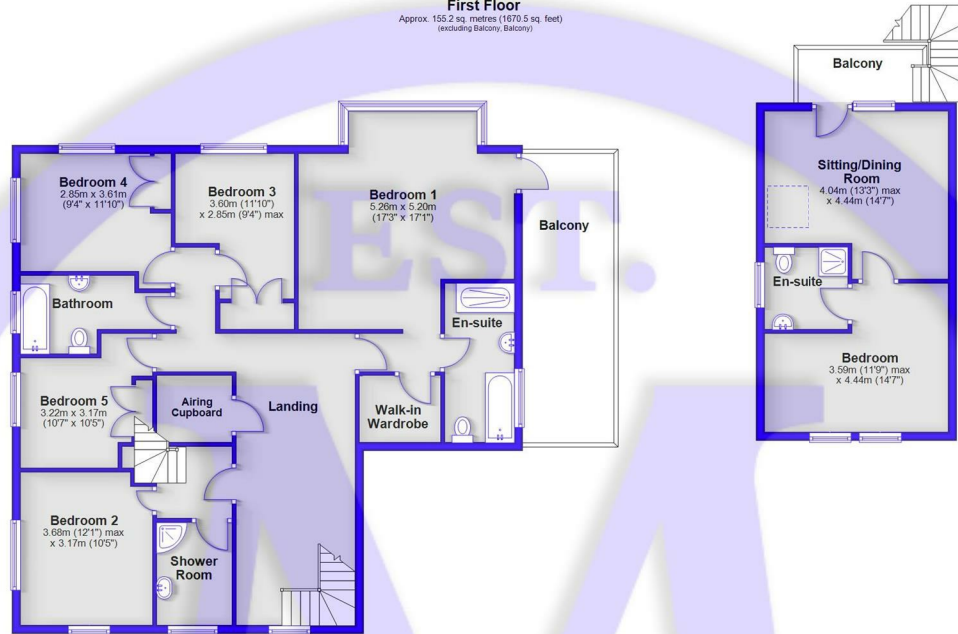
## Services

Mains gas, electricity, water and drainage

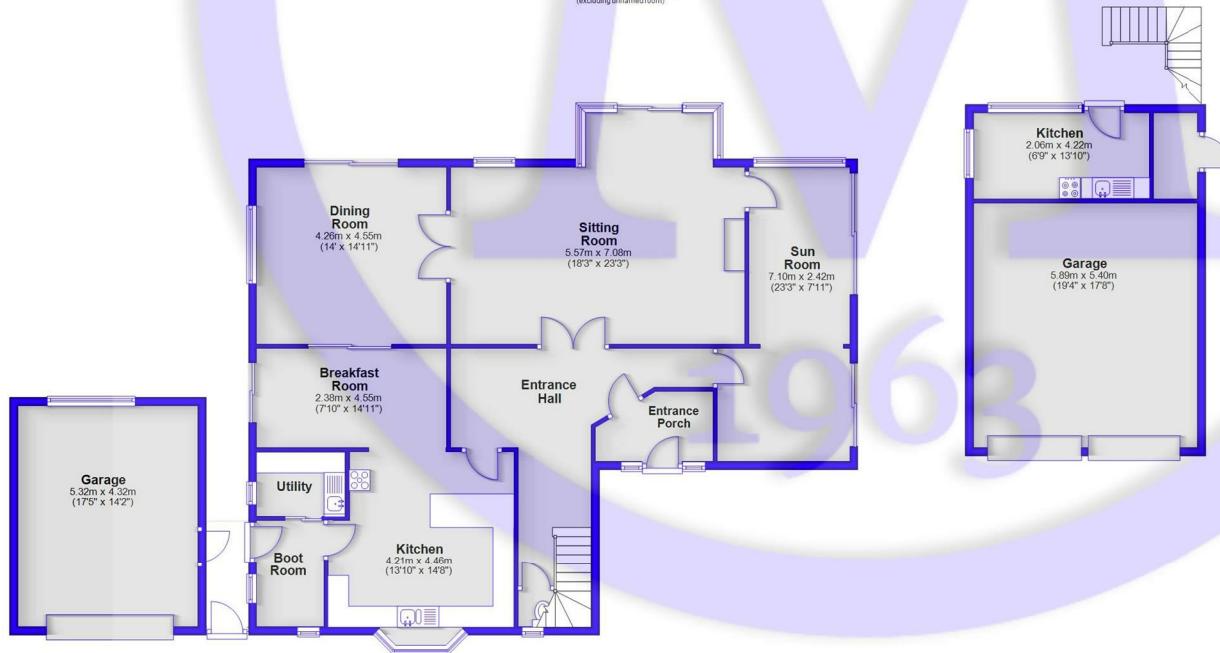
Council Tax Band: G

Energy Performance Certificate (EPC) Rating: D

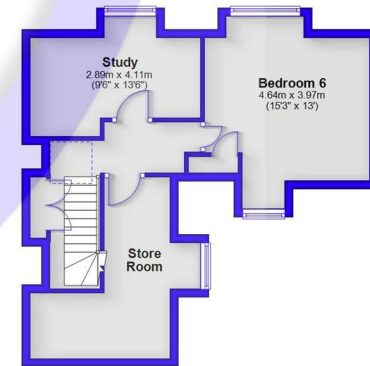
**First Floor**  
 Approx. 155.2 sq. metres (1670.5 sq. feet)  
 (excluding Balcony, Balcony)



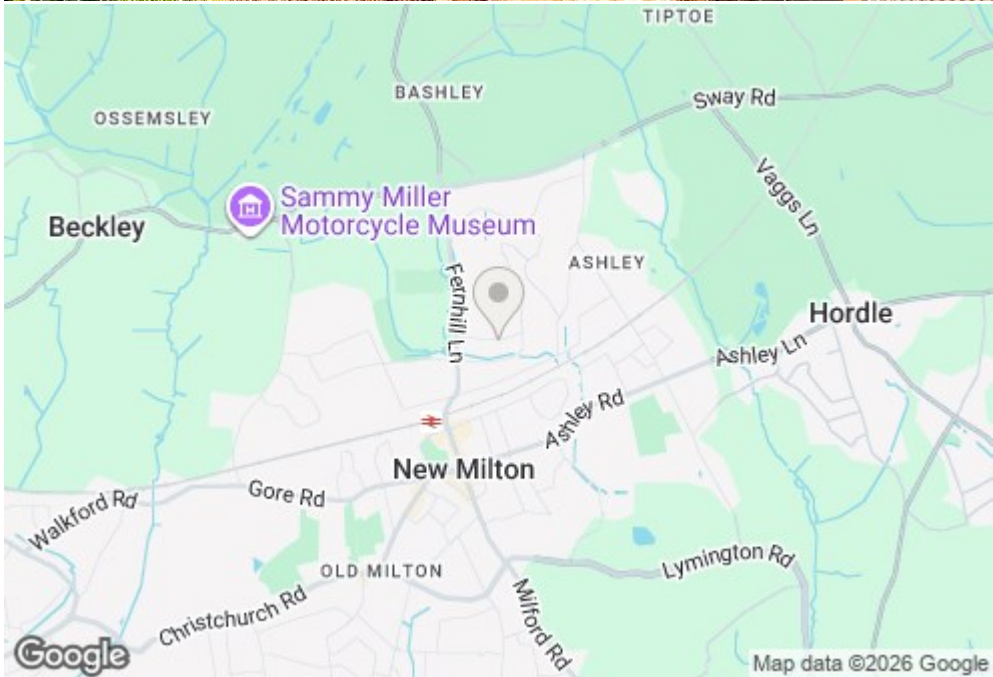
**Ground Floor**  
 Approx. 203.8 sq. metres (2194.1 sq. feet)  
 (excluding unnamed room)



**Second Floor**  
 Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 403.3 sq. metres (4341.0 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.



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