



**HAYWARD FOX**  
PRICE: £780,000

**THE LODGE, 18 BARRS WOOD ROAD, NEW MILTON, HAMPSHIRE. BH25 5HS**



[www.haywardfox.co.uk](http://www.haywardfox.co.uk)





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## THE LODGE, 18 BARRS WOOD ROAD, NEW MILTON HAMPSHIRE BH25 5HS



**A SUBSTANTIAL FIVE/SIX BEDROOM DETACHED CHARACTER RESIDENCE WITH OUTSTANDING GROUND FLOOR ACCOMMODATION, SUPERBLY SITUATED IN A VERY GOOD RESIDENTIAL AREA.**

**ENTRANCE PORCH, SPACIOUS RECEPTION HALL, CLOAKROOM, SITTING ROOM, SUN ROOM, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GROUND FLOOR BEDROOM SIX, STUDY, FIRST FLOOR LANDING, FIVE BEDROOMS, BATHROOM, FURTHER BATH/SHOWER ROOM. GOOD SIZED GARAGE/WORKSHOP, EXCELLENT OFF ROAD PARKING, WELL MAINTAINED GARDENS**

Appointments must be made via the Vendors Agents **Hayward Fox**

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**ACCOMMODATION IN DETAIL:** (all measurements are approximate)

UPVC double glazed front door to:

**ENTRANCE PORCH:** Tiled flooring, original hardwood front door to:

**SPACIOUS RECEPTION HALL:** 11'8" x 11'5" (3.56m x 3.48m) Radiator, UPVC double glazed window overlooking side aspect, door to:

**CLOAKROOM:** Comprising corner wash hand basin with tiled splashback, low level w.c., understairs storage cupboard, radiator, obscure UPVC double glazed window overlooking side aspect.

**SITTING ROOM:** 20'2" x 13'2" (6.15m x 4.01m) Attractive fireplace with inset wood burning stove, UPVC double glazed window and double opening doors to front garden, further UPVC double glazed door to:

**SIDE SUN ROOM:** 18'3" x 5'8" (5.56m x 1.73m) Tiled flooring, radiator, full length double glazed windows and double opening casement doors to the side.

**DINING ROOM:** 13'10" x 13'8" (4.22m x 4.17m) Attractive brick fireplace with two recessed arches, radiator, UPVC double glazed window overlooking side aspect, serving hatch to kitchen, feature porthole window.

**KITCHEN/BREAKFAST ROOM:** 18'3" x 12'1" (5.56m x 3.68m) maximum measurements. Being part tiled comprising bowl and a third single drainer sink unit with mixer taps, range of work surfaces with drawers and cupboards below, inset four ring gas hob with concealed extractor over, built in double oven with cupboards over and below. Space for dishwasher, range of wall mounted storage cupboards, radiator, good sized walk in larder cupboard. Integrated fridge, built in airing cupboard, being tiled with heated towel rail. UPVC double glazed window overlooking side gardens, double opening doors to:

**UTILITY ROOM:** 12'9" x 11'6" (3.89m x 3.51m) Comprising single bowl sink unit with mixer taps, tiled work surfaces with space and plumbing for washing machine and further fridge below, matching storage cupboards with adjoining shelving, radiator, UPVC double glazed window and door leading to covered side access.

**STUDY:** 11'7" x 10'10" (3.53m x 3.3m) Shelved storage cupboard, radiator, UPVC double glazed window overlooking side aspect. Door to:

**BOOT ROOM:** 11' x 5'1" (3.35m x 1.55m) Radiator, double glazed window overlooking rear garden, further door to:

**GROUND FLOOR BEDROOM SIX:** 11' x 10'8" Radiator, UPVC double glazed window overlooking side aspect.

Stairs from reception hall lead to:

**FIRST FLOOR LANDING:** Built in shelved linen cupboard and further built in airing cupboard, hatch to loft space with ladder, providing excellent storage. Radiator. UPVC double glazed window overlooking side aspect.

**BEDROOM ONE:** 20'2" x 13'2" (6.15m x 4.01m) Radiator, UPVC double glazed windows overlooking front and side aspects.

**BEDROOM TWO:** 13'10" x 13'1" (4.22m x 3.99m) Built in shelved storage cupboard, radiator, UPVC double glazed window overlooking side aspect.

**BEDROOM THREE:** 14'2" x 11'8" (4.32m x 3.56m) Inset wash hand basin with mixer tap, cupboards below, radiator, UPVC double glazed window overlooking side aspect.

**BEDROOM FOUR:** 12' x 10'9" (3.66m x 3.28m) Inset wash hand basin with mixer tap and cupboard below, radiator, UPVC double glazed window overlooking side aspect.

**BEDROOM FIVE:** 11'7" x 10'7" (3.53m x 3.23m) maximum measurements. Radiator, UPVC double glazed bay window overlooking side aspect.

**BATHROOM:** Being fully tiled comprising pedestal wash hand basin, low level w.c., bath with mixer tap and shower attachment, ladder towel rail, tiled flooring, two UPVC double glazed windows overlooking side aspect.

**FURTHER BATH/SHOWER ROOM:** Fully tiled walls comprising pedestal wash hand basin, low level w.c., bath with mixer taps and shower attachment, further tiled shower with Mira shower unit over, heated ladder towel rail, UPVC double glazed window overlooking side aspect.

## **OUTSIDE:**

The property is approached via five bar gate, being well screened by high hedging and fencing. The front gardens are laid to lawn with mature shrub and flower borders. There is a driveway to the right hand side of the property, providing excellent parking and leading to a further hardstanding, giving access to:

## **GARAGE/STORE:**

**THE REAR GARDENS** are of a manageable size, being well secluded with attractive paved patio terrace and feature covered timber decking area. The remainder of the gardens are laid to lawn, enclosed by hedging and fencing with **TWO TIMBER GARDEN SHEDS** and further raised brick pavior patio with timber pergola immediately adjacent to the property, which leads to a well tended area of side garden, majority paved, providing a very pleasant sitting out area. Log store, outside water tap and lighting.

**EPC RATING:** D (current 60, potential 76)

**DIRECTIONAL NOTE:** From the traffic lights in the centre of New Milton proceed in a northerly direction along Station Road, continuing over the railway bridge and take the second turning right into Brook Avenue. Bear with the road to the left, taking the first turning right into Barrs Wood Road, where The Lodge is situated a short way along on the right hand side.

## **The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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