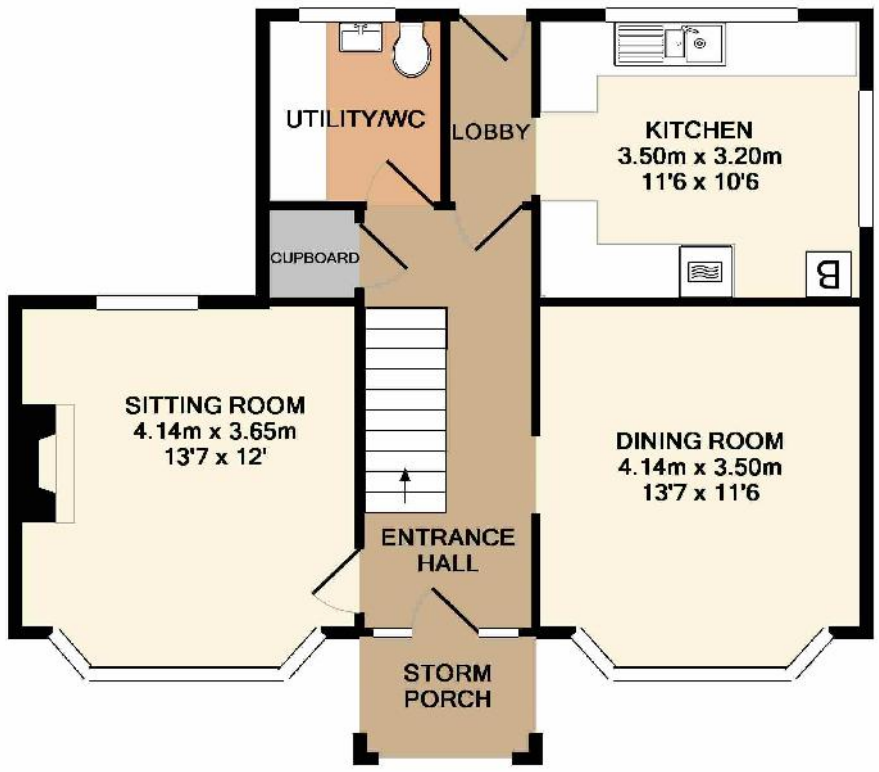
HAYWARD FOX

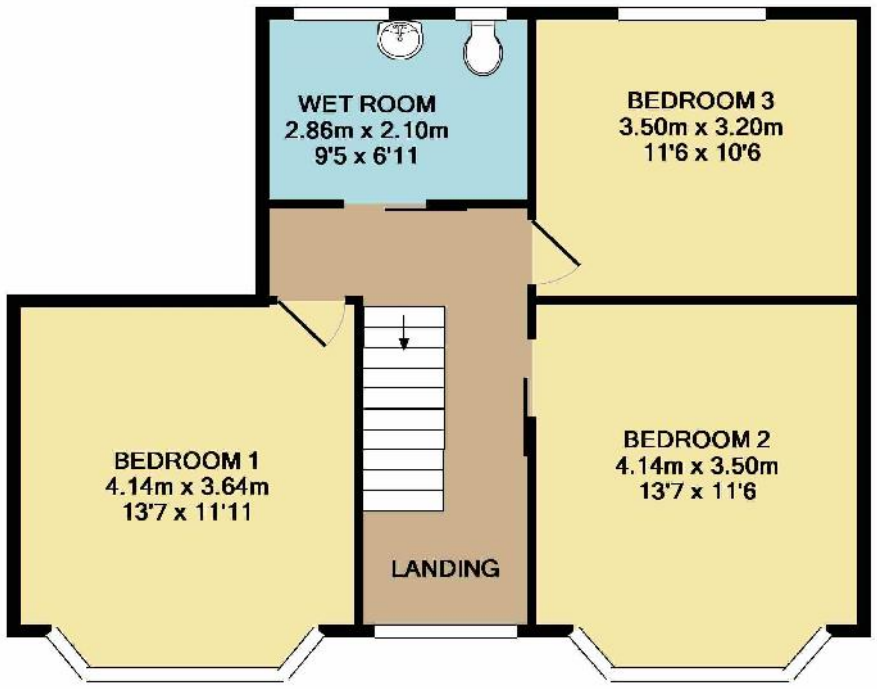
O.I.E.O £775,000

OAKLEA, FERNHILL LANE, NEW MILTON, HAMPSHIRE, BH25 5ST

www.haywardfox.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 58.5 SQ.M.
(629 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 55.9 SQ.M.
(602 SQ.FT.)

FLOOR PLAN CREATED BY WOOLLEY & WALLIS ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 114.4 SQ.M. (1231 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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OAKLEA FERNHILL LANE NEW MILTON HAMPSHIRE BH25 5ST

AN EXCELLENT OPPORTUNITY TO ACQUIRE A THREE BEDROOM DETACHED HOUSE WITH DOUBLE GARAGING SET IN ESTABLISHED GARDENS AND REAR PADDOCK APPROACHING 1.5 ACRES. THE PROPERTY HAS EXCELLENT POTENTIAL TO IMPROVE/EXTEND SUBJECT TO THE NECESSARY CONDITIONS, IS WELL SITUATED ON THE OUTSKIRTS OF NEW MILTON.

CUPBOARD ENTRANCE, ENTRANCE HALL, CLOAK/UTILITY ROOM, SITTING ROOM, SEPARATE DINING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS, SHOWER/WETROOM, DETACHED DOUBLE GARAGE, EXCELLENT FRONTAGE, GARDENS AND REAR PADDOCK WITH OUTBUILDINGS/STABLE

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

OAKLEA FERNHILL LANE NEW MILTON HAMPSHIRE BH25 5ST

COVERED ENTRANCE: UPVC double glazed front door to:

RECEPTION HALL: Coat/storage cupboard, radiator.

SITTING ROOM: 13'6" x 11'11" (4.11mx 3.63m) Maximum measurements. UPVC double glazed window overlooking rear aspect, further UPVC double glazed bay window overlooking front aspect.

DINING ROOM: 13'7" x 11'5" (4.14mx 3.48m) Radiator, UPVC double glazed bay window overlooking front aspect.

KITCHEN: 11'7" x 10'6" (3.53mx 3.2m) Comprising bowl and a third single drainer sink unit, range of work surfaces with draws and cupboards below matching wall mounted cupboards, built in double oven, Worcester gas fired central heating boiler, radiator, UPVC double glazed windows overlooking side and rear aspects.

CLOAK/UTILITY ROOM: Comprising low level W.C, work surface, Space and plumbing for Washing Machine and separate dryer, UPVC Double glazed windows over looking rear aspect.

REAR LOBBY: Door giving access to the rear.

Good size **FIRST FLOOR LANDING:** suitable study area with UPVC double glazed window overlooking front aspect.

BEDROOM ONE: 14' x 11'6" (4.27mx 3.51m) Radiator, UPVC double glazed bay window overlooking front aspect.

BEDROOM TWO: 14' x 11'11" (4.27mx 3.63m) Radiator, UPVC double glazed window overlooking front aspect.

BEDROOM THREE: 11'5" x 10'8" (3.48mx 3.25m) Radiator, UPVC double glazed window overlooking rear aspect.

WETROOM: Fully tiled, comprising wash and basin, low level W.C, Mira shower, radiator, two UPVC double glazed window overlooking rear garden.

OUTSIDE:
The property has an excellent frontage being semi wooded with a stone gravel driveway interspersed with mature shrubbery and pathways providing excellent parking and storage. Leading to:

DETACHED DOUBLE GARAGE: 18'6" x 18'8" (5.64mx 5.69m) Pitched roof, up and over door, power, lighting, personal door to an area of:

LAWNED FRONT GARDEN: leading to the side large area of:

REAR GARDEN: Predominately laid to lawn, with swimming pool, timber garden shed, being extremely well secluded, with fencing. Leading to a:

REAR PADDOCK: With additional vehicular access, enclosed by posts and rear fencing, good sized OUTBUILDING/STABLE: with power and water.

NOTE: We understand the property is set in a plot approaching 1.5 acres.

EPC RATING: D

DIRECTIONAL NOTE:
Head from the traffic lights at New Milton proceed in a northerly direction on Station Road, contiue over the railway bridge in to Fernhill Lane, continue for approximately for 1/5 of a mile where Oaklea is situated on the left hand side and is named.

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.

Ref: BMN3707