



HAYWARD FOX

PRICE: £649,950

**15 MOORLAND AVENUE, BARTON ON SEA, NEW MILTON
HAMPSHIRE BH25 7DB**

You can contact our other branches at:

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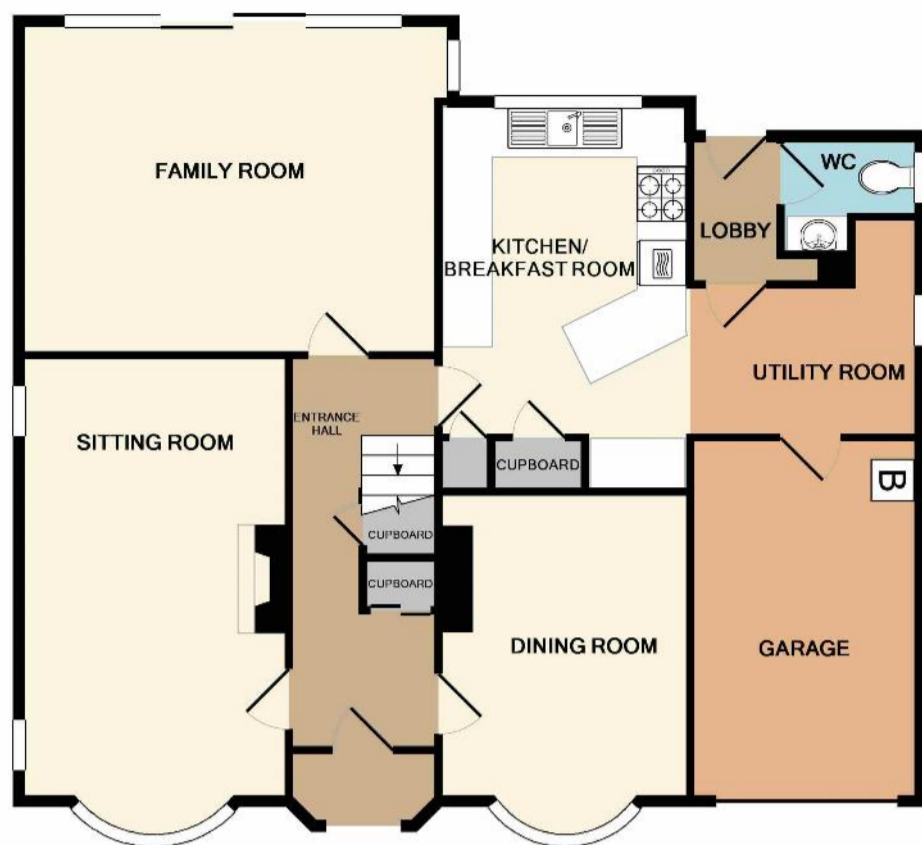
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www.haywardfox.co.uk

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GROUND FLOOR
APPROX. FLOOR
AREA 98.2 SQ.M.
(1057 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 63.8 SQ.M.
(687 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 162.0 SQ.M. (1744 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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AN EARLY INSPECTION IS RECOMMENDED TO APPRECIATE THIS CHARACTERFUL DETACHED FOUR BEDROOM/THREE RECEPTION ROOM FAMILY HOUSE, SITUATED IN AN EXCELLENT RESIDENTIAL LOCATION WITH GOOD SIZED SOUTH FACING REAR GARDEN.

ENTRANCE HALLWAY, THREE GROUND FLOOR RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM LEADING TO UTILITY, REAR HALLWAY WITH GROUND FLOOR W.C., INTEGRAL GARAGE, FIRST FLOOR LANDING WITH FOUR BEDROOMS, FAMILY BATHROOM. OUTSIDE: AMPLE OFF ROAD PARKING, GOOD SIZED SOUTH FACING REAR GARDEN.

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

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

Feature arch leading to **COVERED ENTRANCE PORCH** with outside courtesy light, leading to wooden front entrance door to:

ENTRANCE HALLWAY: Two built in understairs storage cupboards, ceiling light point, radiator, obscure glazed door to:

SITTING ROOM: 16'9" x 13'4" (5.11m x 4.06m) A lovely bright south facing room with UPVC double glazed sliding patio doors and windows overlooking the rear garden, two radiators, ceiling light points.

SECOND SITTING ROOM: 20' x 10'9" (6.1m x 3.28m) Double glazed bay window to front aspect, two further double glazed windows to side, ceiling light point, feature fireplace with gas living flame fire with marble surround and hearth, timber mantel over. Two radiators, ceiling light point.

SEPARATE DINING ROOM: 14' x 10' (4.27m x 3.05m) Double glazed bay window overlooking front aspect, ceiling light point, radiator, hatch through to kitchen.

Door from entrance hallway to:

KITCHEN/BREAKFAST ROOM: 15'6" x 10' (4.72m x 3.05m) Kitchen area comprising single bowl double drainer sink unit, range of work surface with inset fourring gas hob with extractor over, built in double oven and grill in tall housing with cupboards above and below, range of base cupboards and drawers, space and plumbing for dishwasher, space for up-right fridge/freezer, breakfast bar, ceiling light point, part tiled walls, UPVC double glazed window overlooking rear garden. Further built in storage cupboard, archway through to:

SEPARATE UTILITY AREA: 9'3" x 6' (2.82m x 1.83m) Further work surface with cupboards below and above, space and plumbing for washing machine with tumble drier over, space for chest freezer, coats cupboards, radiator, ceiling light point, obscure double glazed window to side aspect. Door to integral garage and obscure glazed door to:

REAR PORCH: Ceiling light point, obscure UPVC double glazed door leading to rear garden and door to:

GROUND FLOOR W.C. Comprising low level w.c., wash hand basin with cupboard below, tiled splashback, radiator, ceiling light point, obscure double glazed window to side aspect.

Stairs from entrance hallway leading to:

FIRST FLOOR LANDING: A lovely bright through landing with double glazed windows to front and rear aspects, three ceiling light points, built in airing cupboard housing hot water cylinder with fitted immersion, slatted shelving over and further cupboard above.

BEDROOM ONE: 13'2" x 12'2" (4.01m x 3.71m) excluding bay window. Excellent range of fitted cupboards, ceiling light point, radiator, double glazed window to front aspect, further built in eaves storage cupboard.

BEDROOM TWO: 10'9" x 9'1" (3.28m x 2.77m) Ceiling light point, radiator, double glazed window overlooking rear aspect.

BEDROOM THREE: 10'8" x 8'3" (3.25m x 2.51m) excluding bay window. Range of built in wardrobes and chest of drawers with bridging unit over, ceiling light point, radiator, double glazed bay window overlooking front aspect.

BEDROOM FOUR: 10'1" x 5'11" (3.07m x 1.8m) Ceiling light point, radiator, UPVC double glazed window overlooking rear aspect.

FAMILY BATHROOM: Comprising panelled bath with mixer taps and separate Triton shower unit over, low level w.c., wash hand basin with cupboards below and to side, part tiled walls, ladder style heated towel rail, two obscure UPVC double glazed windows to side aspect, inset ceiling downlighters, extractor fan, hatch to loft space, part tiled walls.

OUTSIDE:

The property is approached via a block pavior driveway, providing off road parking for several vehicles, leading to the front garden, being laid to an area of small shaped level lawn with mature shrub and hedge borders. Driveway leads to:

INTEGRAL GARAGE: 14'5" x 9'2" (4.39m x 2.79m) Up and over door, wall mounted gas fired central heating boiler, power and lighting.

Pedestrian side access gate leading to:

THE REAR GARDEN, which is a particular feature of the property, being south facing with a good sized area of paved patio immediately adjoining the rear of the property, leading to a good sized area of shaped level lawn with inset attractive shrub and flower beds, all being extremely well enclosed by mature hedging and fencing. There is a compost area, fruit trees and GARDEN SHED with outside tap.

EPC RATING: D

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road, continue taking the second turning right into Barton Court Road. At the traffic lights continue straight over into Barton Court Avenue, taking the fourth turning right into Moorland Avenue, where the property can be found along on the left hand side and is numbered.

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.