



**HAYWARD FOX**

**PRICE: £725,000**

**LYNDHURST 22 NAISH ROAD BARTON ON SEA NEW MILTON  
HAMPSHIRE BH25 7PU**



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

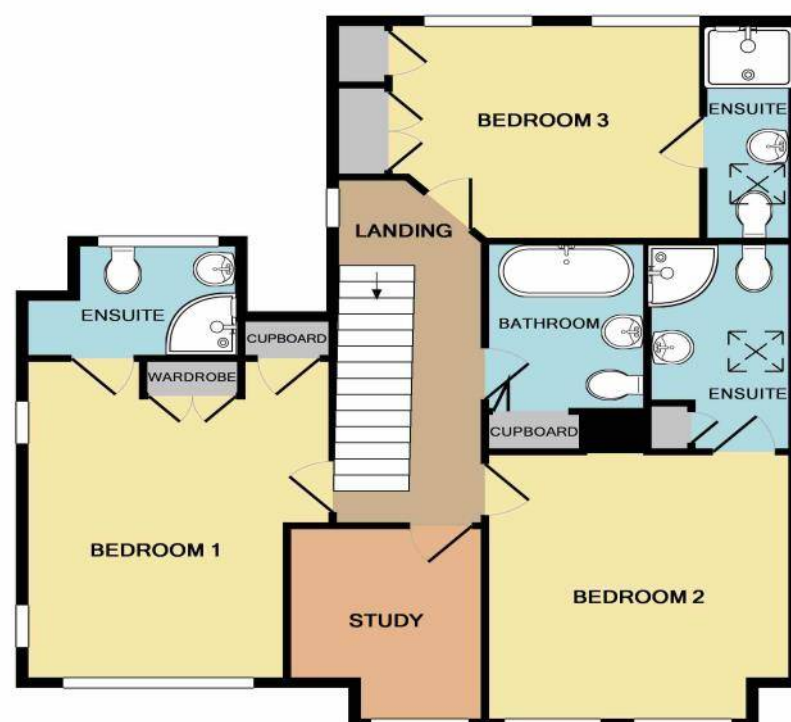








GROUND FLOOR  
APPROX. FLOOR  
AREA 99.0 SQ.M.  
(1065 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 75.7 SQ.M.  
(815 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 174.7 SQ.M. (1880 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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You can contact our other branches at:

Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424

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## LYNDHURST 22 NAISH ROAD BARTON ON SEA NEW MILTON HAMPSHIRE BH25 7PU



A VERY CHARACTERFUL AND IMPOSING DETACHED FOUR BEDROOM HOUSE OFFERED IN EXCELLENT ORDER THROUGHOUT WITH SUPERB GROUND FLOOR ACCOMMODATION. THE PROPERTY IS SET IN ESTABLISHED GARDENS AND IS WELL SITUATED WITHIN A SHORT LEVEL WALKING DISTANCE OF BARTON CLIFFTOP.

**ENTRANCE PORCH, RECEPTION HALL, IMPRESSIVE SITTING ROOM, SUPERB GARDEN ROOM/CONSERVATORY, KITCHEN/FAMILY DINING ROOM, UTILITY, CLOAKROOM, DINING ROOM/FAMILY ROOM, FIRST FLOOR LANDING, 4 BEDROOMS, BEDROOMS 1, 2 & 3 WITH EN SUITE SHOWER ROOMS, FURTHER BATHROOM/W.C. DETACHED GARAGE, OFF ROAD PARKING. MATURE REAR GARDENS.**

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

# LYNDHURST 22 NAISH ROAD BARTON ON SEA NEW MILTON HAMPSHIRE BH25 7PU

## ACCOMODATION IN DETAIL: (all measurements are approximate)

Front door to:

**ENTRANCE PORCH:** With further door to:

**ENTRANCE HALL:** Radiator.

**SITTING ROOM: 21'9" x 11'11" (6.63m x 3.63m)** Recessed brick fireplace with raised hearth and inset log burning stove. Two side UPVC double glazed windows. Two radiators. UPVC double glazed bay window overlooking front aspect. Opening doors to:

**SUPERB CONSERVATORY/GARDEN ROOM: 18'9" x 14'4" maximum measurements (5.72m x 4.37m) narrowing to 11'4" (3.45m)** Superb room with tiled underfloor heating. UPVC double glazed windows. Double opening casement doors to the rear garden.

Further double opening doors to:

**KITCHEN/BREAKFAST ROOM: 18' x 17'9" (5.49m x 5.41m) narrowing to 10'3" (3.12m)** Being well fitted with granite worksurfaces incorporating bowl and a third single drainer sink unit, waste disposal unit and mixer taps. Superb range of soft close drawers and cupboards below. Space for range cooker with Rangemaster extractor over. Built-in combination microwave oven. Matching display cabinets. Inset Miele dishwasher. Range of matching wall mounted units incorporating shelving. Central island unit incorporating wine rack with cupboards below. Space for American fridge/freezer. Tiled flooring with underfloor heating. Concealed under unit lighting. Recessed fireplace with inset log burning stove. Understairs storage cupboard. UPVC double glazed windows overlooking side and rear aspects. Further UPVC double glazed door giving access to the rear garden. Door to:

**UTILITY ROOM:** Comprising bowl and a third single drainer sink unit with mixer taps. Adjoining roll edge worksurface with one cupboard below. Space and plumbing for washing machine and separate drier. Matching storage cupboards. Wall mounted gas fired central heating boiler with digital programmer below. Tiled flooring with underfloor heating. UPVC double glazed window overlooking side aspect. Door to:

**GROUND FLOOR CLOAKROOM:** Being half tiled. Comprising pedestal wash hand basin and low level w.c. Obscure UPVC double glazed window overlooking the side aspect.

**FAMILY ROOM/DINING ROOM: 12'2" x 11'9" (3.71m x 3.58m)** Ornate fireplace. UPVC double glazed window overlooking side aspect. Two radiators. Useful shelved storage cupboard. UPVC double glazed bay window overlooking front aspect.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:** Radiator. Inset lighting. Hatch to loft space. UPVC double glazed window overlooking side aspect.

**BEDROOM ONE: 13'8" x 12' (4.17m x 3.66m)** narrowing to 10'4" (3.15m) Built-in storage cupboard. Two radiators. Range of fitted drawer units with adjoining single wardrobe cupboard. UPVC double glazed windows overlooking front and side aspects.

**EN SUITE SHOWER ROOM:** Being fully tiled with electric underfloor heating. Comprising pedestal wash hand basin, low level w.c., corner tiled shower cubicle with shower over. Extractor fan. Chrome heated ladder towel rail. Obscure UPVC double glazed window overlooking rear aspect.

**BEDROOM TWO: 12'1" x 10'11" (3.68m x 3.33m)** Radiator. Good range of fitted storage cupboards. Wood flooring. Radiator. Two UPVC double glazed windows overlooking front aspect. Door to:

**EN SUITE SHOWER ROOM:** Fully tiled. Comprising pedestal wash hand basin, low level w.c., corner tiled shower cubicle with separate shower over. Tiled flooring with electric underfloor heating. Built-in shelved linen/storage cupboard. Chrome heated ladder towel rail. Velux window.

**BEDROOM THREE: 12'2" x 10'11" (3.71m x 3.33m)** Two radiators. Built-in double wardrobe cupboard. Further shelved storage cupboard. Wood flooring. Two UPVC double glazed windows overlooking rear aspect. Door to:

**EN SUITE SHOWER ROOM:** Being tiled with electric underfloor heating. Comprising pedestal wash hand basin, low level w.c., tiled shower cubicle with shower over. Chrome heated ladder towel rail. Velux window.

**BEDROOM FOUR/STUDY: 9'4" x 7'2" (2.84mx 2.18m)** maximum measurement Radiator. UPVC double glazed window overlooking front aspect.

**MAIN BATHROOM:** Being fully tiled with large inset mirror. Comprising pedestal wash hand basin, low level w.c., spa bath with mixer taps and shower attachment. Built-in linen/shelved storage cupboard. Chrome heated towel rail. Tiled flooring with electric underfloor heating.

**OUTSIDE:** The property has a good size frontage with two pairs of wooden double opening gates providing off road parking. The front gardens are well stocked with mature magnolia and camellias dispersed with shingle pathways and mature shrub and flower borders. Shingle driveway to the right hand side of the property provides further off road parking and leads to:

**DETACHED GARAGE: 18'10" x 10'4" (5.74m x 3.15m)** With pitched roof. Electronically operated roller up and over door. Power and lighting. Useful boarded loft space. Windows and personal door to rear garden. There are double gates to the left hand side providing storage for a trailer at present.

Side pedestrian gate gives access to the:

**REAR GARDENS:** Which are laid predominantly to lawn, being well stocked with mature shrub and flower borders and enclosed by fencing. **TIMBER GARDEN SHED** and **PLAYHOUSE**. To the rear of the garden is a further useful **WOODSTORE**. Outside power and water tap.

**EPC RATING: C**

**DIRECTIONAL NOTE:** From the traffic lights in the centre of New Milton, proceed in a westerly direction along Old Milton Road, continuing across the mini-roundabout until reaching the 'T' junction and turning right into the Christchurch Road towards Highcliffe. Continue for approximately one third of a mile turning left into Western Avenue towards Barton clifftop and take the third turning left into Naish Road where Lyndhurst is situated immediately on your left hand side and is numbered.