

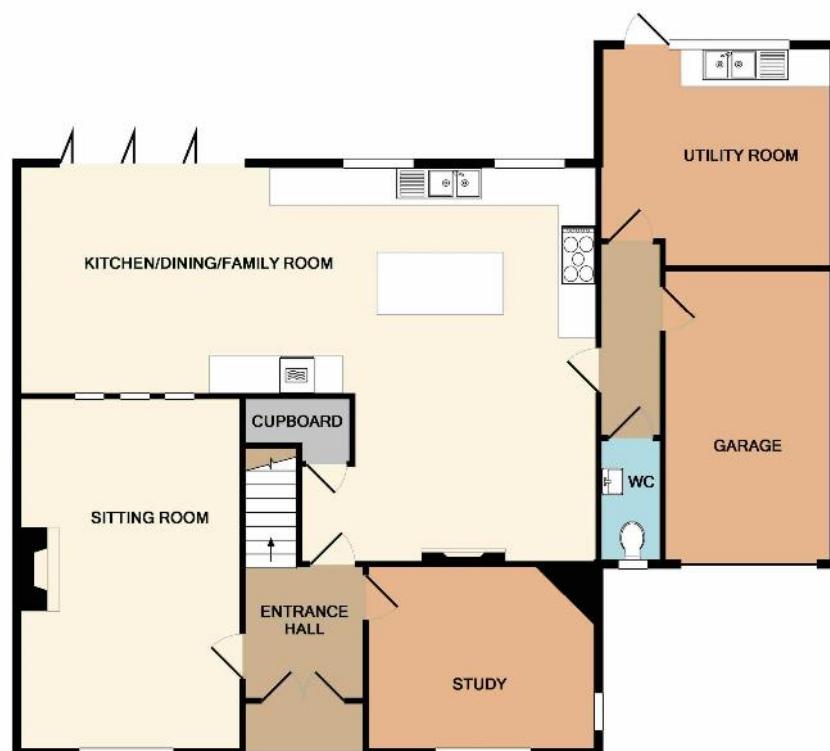


HAYWARD FOX
PRICE: £749,950

MONKS BARN, 1 LAKE GROVE ROAD, NEW MILTON, HAMPSHIRE BH25 5LA







GROUND FLOOR
APPROX. FLOOR
AREA 121.9 SQ.M.
(1312 SQ. FT.)



1ST FLOOR
APPROX. FLOOR
AREA 88.6 SQ.M.
(954 SQ. FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 210.5 SQ.M. (2266 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

Mayfair ~ 0207 079 1454 Milford on Sea ~ 01590 644933 Sway ~ 01590 681656

www.haywardfox.co.uk



Alderson House, 17-19 Old Milton Road, New Milton, Hampshire. BH25 6DQ

Tel: 01425 638656 Fax: 01425 618752

MONKS BARN, 1 LAKE GROVE ROAD, NEW MILTON HAMPSHIRE BH25 5LA



SKILFULLY EXTENDED AND MODERNISED TO AN EXTREMELY HIGH STANDARD, A DETACHED CHARACTERFUL HOUSE WITH SUPERB KITCHEN/DINING/FAMILY ROOM, TWO FURTHER GROUND FLOOR RECEPTION ROOMS, FOUR DOUBLE BEDROOMS, TWO BATH/SHOWER ROOMS, LANDSCAPED REAR GARDENS, SITUATED IN AN EXCELLENT LOCATION, WITHIN WALKING DISTANCE OF NEW MILTON MAIN LINE TRAIN STATION.

ENTRANCE HALL, SITTING ROOM, STUDY, SUPERB KITCHEN/DINING/FAMILY ROOM, INNER HALLWAY WITH LARGE UTILITY ROOM, GROUND FLOOR W.C., INTEGRAL GARAGE, LANDING, MASTER BEDROOM WITH DRESSING AREA AND EN SUITE BATH/SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATH/SHOWER ROOM. OFF ROAD PARKING, SECLUDED REAR GARDEN.

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

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered entrance leading to double opening oak front doors leading to:

ENTRANCE HALLWAY: Inset ceiling downlighters, wood flooring, glazed door to:

SITTING ROOM: 19' x 12' (5.79m x 3.66m) Radiator, ceiling light point, feature fireplace with brick surround and hearth with timber mantel over, beamed ceiling, UPVC double glazed window to front aspect, glazed partition with downlighters looking through to dining room.

Glazed door from entrance hall leads to:

SECOND GROUND FLOOR RECEPTION ROOM: 12'1" x 10' (3.68m x 3.05m) Double aspect room ith UPVC double glazed window to front and side aspects, inset ceiling downlighters, wood flooring, radiator.

SUPERB KITCHEN/DINING/FAMILY ROOM: 31'1" x 21'3" narrowing to 11'7" (9.47m x 6.48m narrowing to 3.53m) With underfloor heating. **KITCHEN** area comprising excellent range of quartz work surface with double bowl sink unit, inset five ring induction hob with concealed extractor over, AEG oven and steamer with plate warmer below, further built in AEG oven/grill unit with plate warmer below, cupboards and drawers above and below. American style fridge/freezer, integrated dishwasher, excellent range of soft close base cupboards and drawers, central island with quartz work surface and pull up electrical point, wine cooler, range of cupboards below, tall larder unit with automatic lighting, two UPVC double glazed windows overlooking rear garden, tiled flooring throughout. **DINING AREA** with aluminium double glazed bi-fold doors leading to rear garden, inset ceiling downlighters. **FAMILY AREA** with feature living flame electric fire, recess over for TV/sound bar, understairs storage cupboard and further coats cupboard, also housing Sonos and satellite hub, door leading through to inner hallway.

UTILITY ROOM: 11'10" x 11'5" (3.61m x 3.48m) Range of work surface with double bowl single drainer sink unit, cupboards below, space and plumbing for washing machine, space for tumble drier, further space for up-right fridge/freezer. Karndean flooring, inset ceiling downlighters, radiator, UPVC double glazed window and door overlooking rear garden.

Door from inner hallway to:

GROUND FLOOR W.C. Comprising low level dual flush w.c., wash hand basin with cupboard below and feature tiled splashback over, Karndean flooring, ladder style heated towel rail, obscure UPVC double glazed window to front aspect, inset ceiling downlighters.

Door from inner hallway to:

INTEGRAL GARAGE: 15'10" x 9'2" (4.83m x 2.79m) Electric up and over door, power and lighting.

Turned staircase from entrance hallway leading to:

FIRST FLOOR LANDING: Orangery style roof, providing natural light. Radiator, inset ceiling downlighters, door to:

MASTER BEDROOM SUITE: 16'8" x 12'2" (5.08m x 3.71m) Inset ceiling downlighters, feature wall with recess for TV, two UPVC double glazed windows overlooking rear garden, radiator, opening through to:

DRESSING ROOM: Excellent range of built in wardrobes, inset ceiling downlighters, door to:

EN SUITE BATH/SHOWER ROOM: Comprising large walk in shower with shelved recess, being fully tiled with free standing bath, wash hand basin with drawers below and mirror over, shaver point to side. Wall hung dual flush w.c. with mirrored recess and light over, inset ceiling downlighters, underfloor heating, extractor fan, UPVC double glazed window overlooking rear garden, ladder style heated towel rail.

BEDROOM TWO: 15'6" x 10'5" (4.72m x 3.18m) Inset ceiling downlighters, radiator, UPVC double glazed windows to front and side aspects, built in storage cupboard.

BEDROOM THREE: 15' x 10'5" (4.57m x 3.18m) UPVC double glazed windows to front and side aspects, inset ceiling downlighters, radiator, built in storage cupboard.

BEDROOM FOUR: 12' x 9'6" (3.66m x 2.9m) in recess. UPVC double glazed window to side aspect, radiator, built in storage cupboard, inset ceiling downlighters.

FAMILY BATH/SHOWER ROOM: Comprising free standing bath, fully tiled shower cubicle with large shower head, wash hand basin with mirror above and drawers below, low level dual flush w.c., built in storage cupboard, fully tiled walls, tiled flooring with underfloor heating, hatch to loft space, feature tiled wall, two UPVC double glazed windows overlooking side aspect.

OUTSIDE:

The property is approached via a five bar gate with further pedestrian access, leading onto block pavior driveway providing off road parking for several vehicles. The front garden is mainly laid to mature shrubs and hedging, providing excellent privacy, enclosed by fencing. Pedestrian side access leading to:

THE REAR GARDEN, being extremely well landscaped with large area of patio immediately abutting the rear, raised rockery and herb garden. Step down leading to good sized area of level lawn with inset flower and shrub beds. Further step leading to shingled area of garden with hardstanding for garden shed, greenhouse and further hardstanding for summerhouse. The rear garden is well enclosed by fencing and benefits from an excellent degree of privacy.

NOTE:

The property benefits from having Sonos sound system in the ceilings throughout, which can be individually controlled for each room.

EPC RATING: C

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 taking the second turning by Ballard Lake into Lake Grove Road. Continue to the end of the road, where the property can be found on the right hand side and is named and 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.

Ref: BMN3650