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34 KENNARD ROAD, NEW MILTON BH25 5JX PRICE £800,000 FREEHOLD

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# Over 2000sqft of luxurious accommodation and a detached double garage.

34 Kennard Road, New Milton BH25 5JX

Price £800,000 Freehold

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## Situation:

New Milton town has an excellent range of shops including Marks & Spencer and Bradbeers department store, 0.8\* miles away. New Milton Train station is 0.6\* miles away, giving fast rail access to London Waterloo in c.1 hour and 40 mins. The village of Brockenhurst in the heart of the New Forest is c. 6.8\* miles away and Barton cliff top with its stunning sea views over Christchurch Bay is c. 2.4\* miles away.

The wider local area gives access to the stunning New Forest National Park with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Nearby beaches are at Highcliffe and Mudeford.

Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The former base of BBC Springwatch). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole.

(\* Source: Google Maps)

## Description:

A superb four-bedroom detached family home, situated less than a mile from New Milton town centre and attractive Ballard Water Meadows.

The property offers over 2000sqft of luxurious accommodation, detached double garage and low maintenance wrap around garden.

The large open plan kitchen/diner is a stunning room, with the kitchen area featuring a vaulted ceiling, modern units and large breakfast bar. Good size utility room, just off the kitchen with space for washing machine & tumble dryer.

Spacious living room, with two bay windows, patio doors and a feature log burning stove.

Throughout the ground floor is attractive engineered oak flooring, with underfloor heating.

On the first floor there are three double bedrooms, the principal room benefits from fitted cupboards and a luxurious en-suite shower room, bedroom two also has a en-suite shower. The family bathroom is beautifully appointed with a modern suite.

On the second floor is a further double bedroom and shower room.

Outside is a private southerly aspect garden, mainly laid to lawn with a mature hedge boarder. There is a grey Indian Sandstone patio and path leading around the house.

The driveway provided ample off-road parking and leads to the detached double garage, with electric roller door. (the garage has power, water & drainage so could be converted to an annexe, or gym if desired).

## Summary:

- Luxurious accommodation over 2000sqft
- A superb four bedroom detached home
- Large open plan kitchen/diner
- Utility room
- Living room with two bay windows
- Four bathrooms
- Southerly aspect garden
- Driveway with ample off-road parking
- Double detached garage
- NFDC Council Tax Band F

## Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 1000mbps

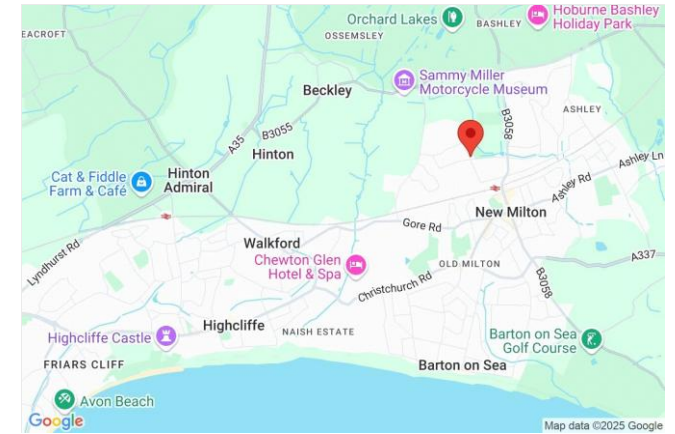
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability









Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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