



Winkworth  
for every step...

4  2  2  EPC = C

WILDWOOD, BROCKHILLS LANE, NEW MILTON BH25 5QL PRICE £750,000 FREEHOLD

Winkworth

for every step...



# A charming 1930's detached house offered in superb condition throughout.

Wildwood, Brockhills Lane, New Milton BH25 5QL  
Price £750,000 Freehold

01425 270 055  
highcliffe@winkworth.co.uk

## Situation:

Wildwood is set in an attractive location close to the thriving New Forest town of New Milton which has an array of cafes and shops, including an M&S (c. 1.6miles\*), Bradbeers department stores, Morrisons, Aldi and Tesco. New Milton station (c. 1.1miles\*) provides excellent train services to London Waterloo, as well as Bournemouth and Southampton. Bus services to and from, New Milton, Bournemouth & Lymington from Bus Stop only a few hundred yards away.

Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is \*2.9miles / 6 mins by car. Nearby towns include the attractive Georgian market town of Lymington (c.7 miles) and Highcliffe (c. 4.5 miles) along with of miles of beautiful coastline and beaches and the stunning open space of the New Forest National park which includes places of interest including Brockenhurst, Exbury Gardens, Beaulieu and Buckler's Hard. (Source \*Google Maps).

## Description:

A charming 1930's detached house offered in superb condition throughout. The property has been well cared for over the years and now offers modern accommodation yet retaining many of the original 1930's features.

Approached over a large driveway, providing ample off road parking and leading to the detached garage.

The entrance hall is very welcoming, with stairs rising to the first floor, and wooden flooring following through to the lounge and the rear reception room.

The living room features an attractive log burning stove and box bay window fitted with plantation shutters. To the rear of the property is the fabulous open plan living, dining, and office/computer area.

The kitchen has been beautifully fitted with contrasting white and grey units, range oven and space for fridge/freezer. From the dining area bi-fold doors lead to the rear patio which has been cleverly covered with a glazed pergola.

On the first floor are four bedrooms, the principal bedroom has an attractive en-suite shower room, and the family bathroom is beautifully fitted with a freestanding bath and walk in shower.

The garden is a fantastic feature of the property being a generous size and well laid out with areas of patio, planting and lawn.

To the side there is an attractive secluded patio, with space currently used for a hot tub. The detached garage finalises the accommodation.

## Summary:

- Four bedroom 1930's detached house
- Family bathroom and ensuite shower room
- Open plan kitchen/living/dining room with bi-fold doors to the rear garden
- Rear garden with areas of patio and lawn
- Detached oversized garage
- NFCD Council Tax Band E

## 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

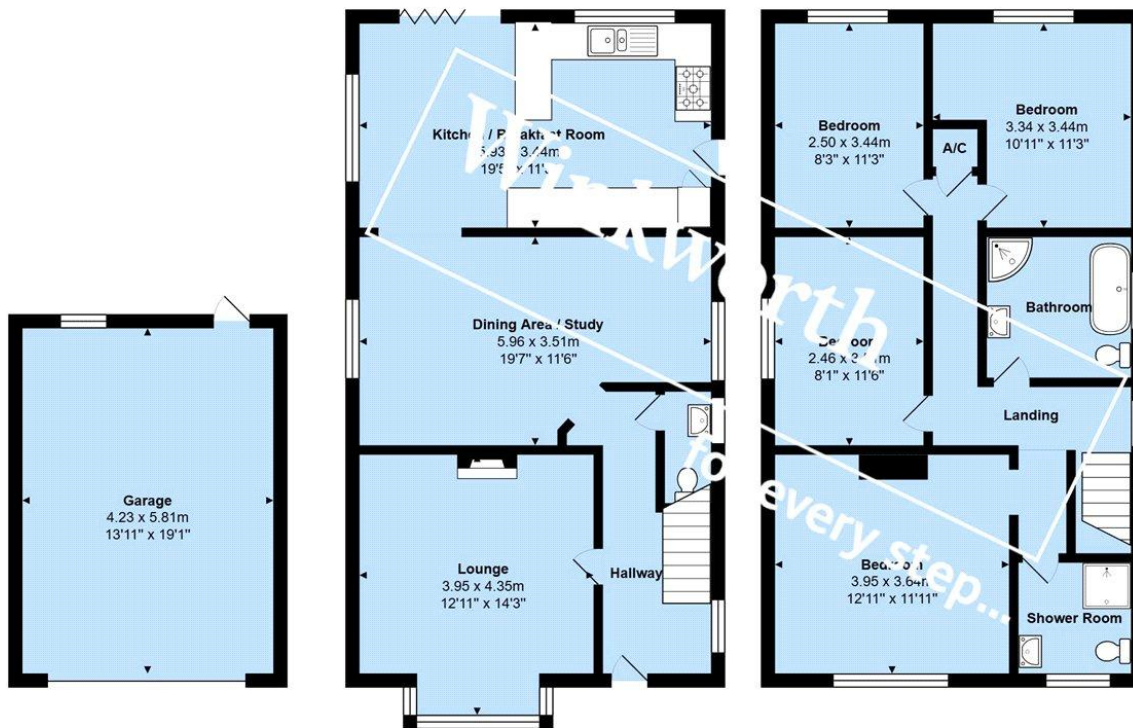
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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









Ground Floor

First Floor



Total Area: 132.1 m<sup>2</sup> ... 1422 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

