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HATCH FARMHOUSE, CHURCH LANE, NEW MILTON BH25 6QU PRICE £320,000 FREEHOLD

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# A freehold house arranged as two flats in need of modernisation.

Hatch Farmhouse, Church Lane, New Milton BH25 6QU

Price **£320,000 Freehold**

**01425 270 055**

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## Situation:

Milton Green is c. 90\* yards away with its shops including convenience store, launderette, two bakeries and pub. Barton cliff top with its stunning sea views over Christchurch Bay is c. 1\* mile away.

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 1.1\* 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. 8.2\* 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.

## Description:

A period Freehold house (single title), currently arranged as two spacious flats (total area circa. 2127sq ft). An excellent opportunity, particularly for a developer / investor.

The 1st floor flat comprises a bright and airy landing and also has a good-sized living room and main bedroom, two further bedrooms, bathroom and kitchen with fitted units and some fitted appliances.

Bedrooms one and two have the original feature fireplaces with cast iron inserts.

The ground floor flat, similarly has a good-sized living room and main bedroom, two further bedrooms, bathroom and kitchen with fitted units. It also has its own private patio area to the rear.

Both flats have their own private front door entrances and each has their own central heating boiler, wall mounted in the kitchens with wall mounted radiators throughout. In need of refurbishment / modernisation, evidently, especially to the ground floor.

(\* Source: Google Maps)

## Summary:

- Six bedroom house arranged as two flats
- Both flats have their own private entrance
- Two living rooms
- Two kitchens
- Two bathrooms
- Private patio area to the rear
- Gas central heating throughout
- Driveway for several cars
- NFDC Council Tax Band B

## Useful Information

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

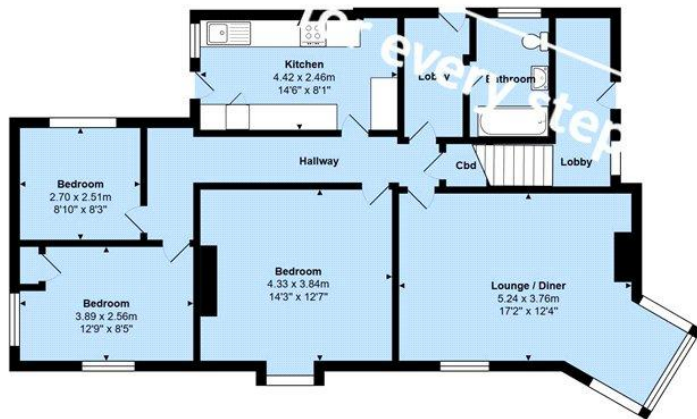
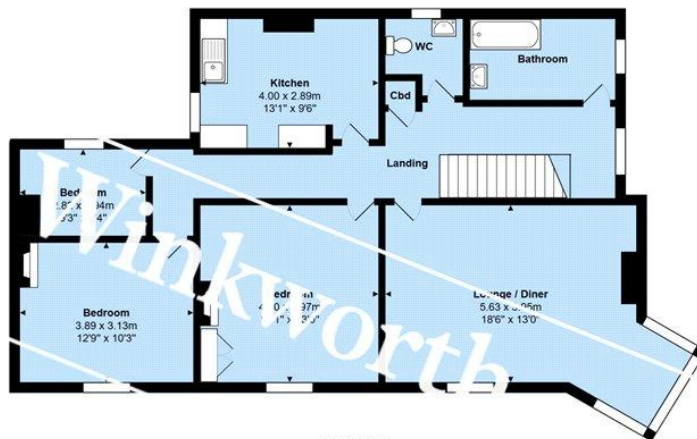
**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**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





Total Area: 197.6 m<sup>2</sup> ... 2127 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

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