



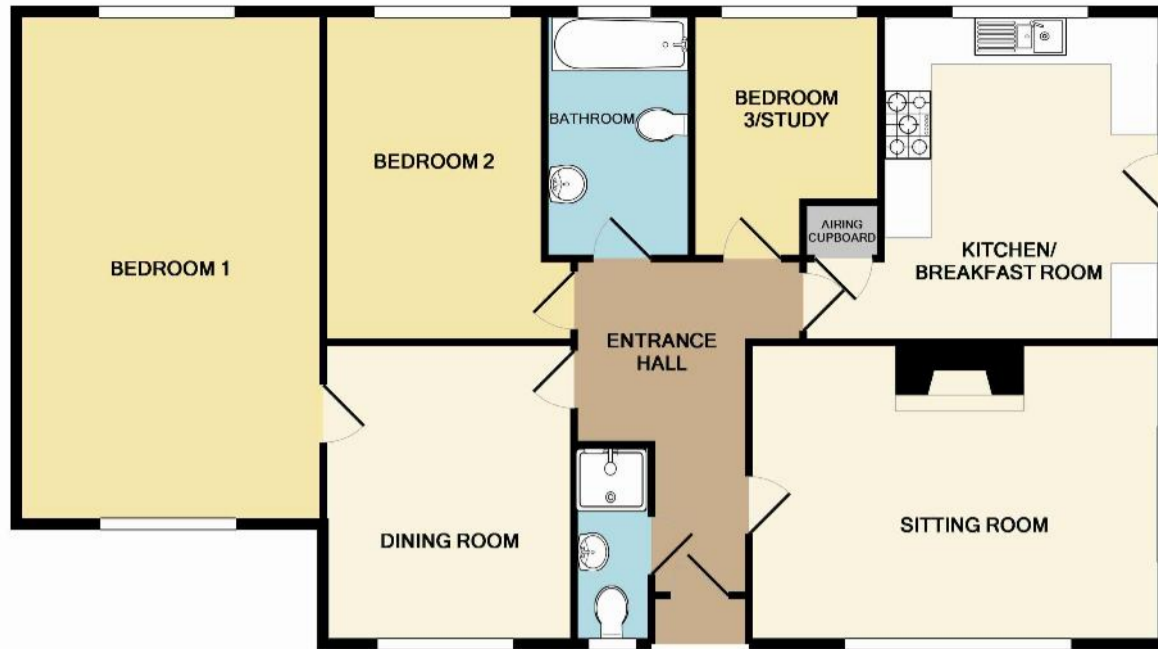
HAYWARD FOX

PRICE: £475,000

BORONIA, SPRING LANE, ASHLEY, NEW MILTON, HAMPSHIRE. BH25 5QB

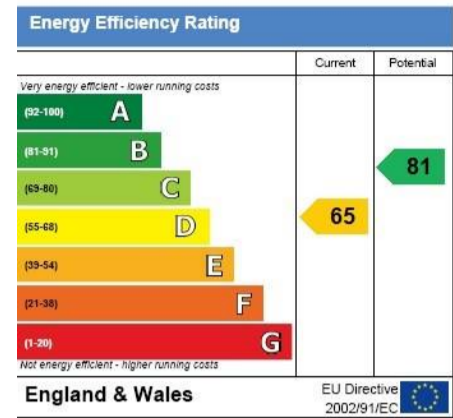
www.haywardfox.co.uk





FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
 TOTAL APPROX. FLOOR AREA 114.6 SQ.M. (1233 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Address: Baronia, Spring Lane, NEW MILTON, Hampshire, BH25 5QB
 RRN:



You can contact our other branches at:
 Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424
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BORONIA, SPRING LANE, ASHLEY, NEW MILTON, HAMPSHIRE. BH25 5QB



AN OUTSTANDING, INDIVIDUALLY DESIGNED, DETACHED BUNGALOW, BEING WELL SITUATED IN A QUIET SEMI RURAL LOCATION, HAVING BEEN WELL MODERNISED WITH GENEROUSLY SIZED LIVING ACCOMMODATION. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

ENTRANCE HALL, CLOAKS/SHOWER ROOM, SITTING ROOM, SEPARATE DINING ROOM, MODERN KITCHEN/BREAKFAST ROOM, THREE BEDROOMS, BATHROOM/W.C., DETACHED GARAGE, EXCELLENT OFF ROAD PARKING, MANAGEABLE GARDENS.

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

BORONIA, SPRING LANE, ASHLEY, NEW MILTON, HAMPSHIRE. BH25 5QB

ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered entrance with UPVC double glazed front door to:

ENTRANCE HALL: Radiator, hatch to loft space with ladder providing excellent storage and suitable for extension, subject to the necessary permission.

SITTING ROOM: 17'7" x 12'7" (5.36mx 3.84m) Attractive brick fireplace with raised hearth, radiator, T.V. aerial point, UPVC double glazed window overlooking side aspect and further UPVC double glazed picture window overlooking front aspect with semi rural views.

DINING ROOM: 12'8" x 10'8" (3.86mx 3.25m) Radiator, UPVC double glazed window overlooking front aspect, through to:

KITCHEN/BREAKFAST ROOM: 14' x 11'10" (4.27mx 3.61m) Being recently modernised comprising bowl and a third single drainer sink unit with mixer taps, excellent range of work surfaces with soft close drawers and cupboards below, space for range cooker with Rangemaster extractor hood over, built in Bosch dishwasher, corner carousel unit, range of matching wall mounted units, further matching storage units, built in Bosch washing machine, built in airing cupboard housing water cylinder and Worcester gas fired central heating boiler, space for up-right fridge/freezer, radiator, UPVC double glazed window and door giving side access.

BEDROOM ONE: 21'8" x 12'11" (6.6mx 3.94m) An impressive room with radiator, UPVC double glazed windows overlooking front and rear aspects.

BEDROOM TWO: 14' x 9' (4.27mx 2.74m) Radiator, UPVC double glazed window overlooking rear aspect.

BEDROOM THREE/STUDY: 9' x 8'1" (2.74mx 2.46m) maximum measurements. Radiator, UPVC double glazed window overlooking rear aspect.

CLOAKS/SHOWER ROOM: Comprising wash hand basin with tiled splashback, low level w.c., tiled shower cubicle with separate Mira shower over, radiator, obscure UPVC double glazed window overlooking front aspect.

BATHROOM/W.C. Being part tiled comprising pedestal wash hand basin with mixer tap, low level w.c., bath with mixer taps and shower attachment, towel rail, tiled flooring, obscure UPVC double glazed window overlooking rear aspect.

OUTSIDE:

The property has a good sized frontage with opening gates providing shingle/stone area with excellent parking, bordered by fencing and hedging. Outside lighting. Driveway extends to the right hand side of the property and leads to:

DETACHED GARAGE: 16'10" x 10'4" (5.13mx 3.15m) Roller up and over door, power and lighting.

THE REAR GARDENS are well tended with sandstone paved patio area, pathways, raised area of lawn well enclosed by fencing, mature hedging and well stocked flower borders. Attractive timber covered pergola, providing a lovely sitting out area. Side pedestrian access.

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road, continuing until reaching the mini roundabout, turning left into Christchurch Road. Continue across the mini roundabout towards Lymington, continuing for approximately half a mile, taking the left hand turning into Lower Ashley Road. Continue for approximately a third of a mile, turning left into Spring Lane, continuing for approximately 400 yards, where the property is situated on the right hand side and is named.

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: BMN3373