



11 UPLANDS AVENUE  
BARTON ON SEA  
NEW MILTON  
HAMPSHIRE  
BH25 7BJ



**HAYWARD FOX**  
OF NEW MILTON

PRICE: OIEO £600,000

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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 113.7 SQ.M.  
 (1439 SQ.FT.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 48.6 SQ.M.  
 (628 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS  
 TOTAL APPROX. FLOOR AREA 162.3 SQ.M. (1967 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrations are approximate.  
 Made with Microsoft Office 2008



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# 11 UPLANDS AVENUE, BARTON ON SEA, NEW MILTON, HAMPSHIRE. BH25 7BJ

**A good size four bedroom chalet residence set in large gardens with further potential to extend/improve. An internal inspection is highly recommended to fully appreciate this property.**

**ACCOMMODATION IN DETAIL:** (all measurements are approximate)  
Door to:

**ENTRANCE PORCH:** Glazed windows. Further Oak front door to:

**LARGE RECEPTION HALL:** 15' X 11'6" (4.57mX 3.51m) Radiator. Understairs storage cupboard. Plate rack.

**SITTING ROOM:** 16'11" X 14'7" (5.16mX 4.44m) maximum measurement into bay. Fireplace. Two radiators. Windows overlooking front and side aspect.

**KITCHEN:** 12'10" X 11'2" (3.91mX 3.4m) Well fitted kitchen being mainly tiled comprising double bowl sink unit with mixer tap. Range of roll edge work surfaces with drawers and cupboards below. Inset four ring gas hob with concealed extractor over. Range of matching wall units. Built in Hotpoint double oven/grill with cupboards over and below. Integrated washing machine, fridge and separate freezer. Two glass fronted display cabinets. Further shelving. Gas central heating boiler. Radiator. Windows overlooking side aspect. Further door to the rear garden.

**STUDY:** 11'10" X 8'11" (3.61mX 2.72m) Radiator with ornate cover. Double opening casements doors to:

**REAR CONSERVATORY:** 22' X 9'7" (6.71mX 2.92m) Two radiators. Tiled flooring. Windows and double opening doors to the rear gardens.

**DINING ROOM:** 16'10" X 11' (5.13mX 3.35m) Radiator. Window overlooking side aspect. Double opening doors to rear conservatory.

**BEDROOM THREE:** 12'11" X 10' (3.94mX 3.05m) Radiator. Wash hand basin.

**BEDROOM FOUR:** 13'11" X 9'11" (4.24mX 3.02m) Radiator. Wash hand basin. Window overlooking side aspect.

**BATHROOM/WC:** Being fully tiled comprising pedestal wash hand basin. Low flush wc. Bath with mixer tap and shower attachment. Heated towel rail. Built in airing cupboard housing hot water cylinder with Drayton central heating programmer, slatted shelving. Window overlooking side aspect.

**SEPARATE CLOAKROOM:** Being part tiled comprising wash hand basin. Low level wc. Radiator. Window overlooking rear aspect.

Stairs from reception hall with Oak staircase to first floor landing with radiator with ornate cover. Access to eaves storage.

**BEDROOM ONE:** 11'10" X 10' (3.61mX 3.05m) With sloping ceilings. Radiator with ornate cover. Window overlooking front aspect. Access to eaves storage. Door to:

**EN SUITE BATHROOM:** Pedestal wash hand basin. Low level wc. Bath with mixer tap and shower attachment. Heated ladder towel rail. Window overlooking front aspect.

**BEDROOM TWO:** 12'2" X 9'3" (3.71m X 2.82m) Radiator with ornate cover. Access to eaves storage. Window overlooking front/side aspect. Door through to large storage cupboard suitable for en suite shower room if required.

## OUTSIDE:

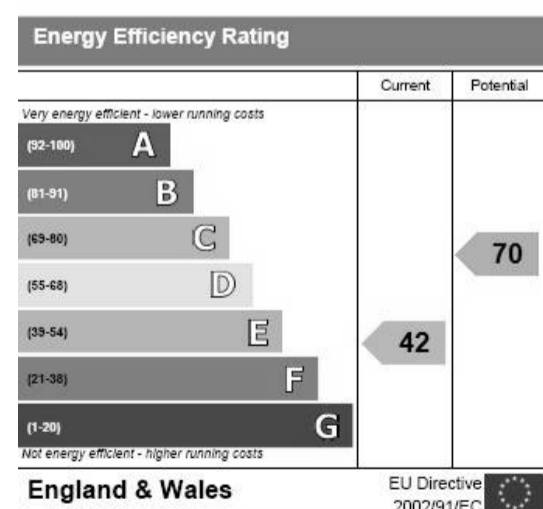
The rear gardens are extremely well secluded, laid predominately to lawn. Enclosed by hedging, mature shrubbery providing a lovely back drop. Further area of garden to the rear. Mature pear and apple trees. Greenhouse and two sheds.

**GARAGE/WORKSHOP:** Personal door to gardens.

The property has a good size frontage enclosed by hedging. Driveway to the left hand side of the property.

**DIRECTIONAL NOTE** From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road. Continue until reaching the mini roundabout taking the third into the Lymington Road. take the second turning left into Becton Lane and continue taking the first turning right into Chestnut Avenue. Take the first turning left into Uplands Avenue and the property is situated a short way along on the left hand side.

Address: 11 Uplands Avenue, Barton on Sea, NEW MILTON  
RRN:



REF: BMN3309

## 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.