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15 FOREST OAK DRIVE, NEW MILTON BH25 5NT PRICE £550,000 FREEHOLD

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# A beautifully presented four bedroom detached house.

15 Forest Oak Drive, New Milton BH25 5NT

Price **£550,000 Freehold**

**01425 270055**

highcliffe@winkworth.co.uk

## Situation:

Within a short walk of the property is the town centre, which offers an array of amenities, including local shops, banks, supermarkets, restaurants, and mainline station providing direct access to London Waterloo.

To the north of the town is the New Forest National Park, a vast area of ancient woodland and open spaces, with an abundance of pathways and cycle tracks.

To the south is the unspoilt coastline of Barton on Sea with lovely sandy beaches at nearby Friars Cliff. The yachting haven of Lymington is a short journey away.

## Description:

A well presented four bedroom detached house in this popular residential drive in New Milton. The property boasts over 1300sqft of accommodation, attractive rear garden and parking for a couple of vehicles.

Approached over a tarmac driveway leading to the front door and integral garage.

The front door opens into the spacious entrance hall with doors off to all downstairs rooms, downstairs cloakroom and into the good size single garage with electric roller door.

The kitchen/breakfast room is well fitted with white wall and base units, integrated cooking appliances and space for further white goods. A door also leads to the rear garden.

The lounge is a particularly nice room with a box bay to the rear with patio doors leading to the attractive rear garden. Internal glazed double doors lead into the dining room, giving the choice of open plan living or a traditional dining room.

Upstairs are four bedrooms, all of which have fitted wardrobes provided that much desired storage. The principal bedroom also features a further large cupboard and en-suite shower room.

The family bathroom is fitted with a modern suite which completes the accommodation.

Outside is an attractive garden, with areas of patio leading from the back of the house and a lawn leading to a separate area with a patio, planted borders and summer house.

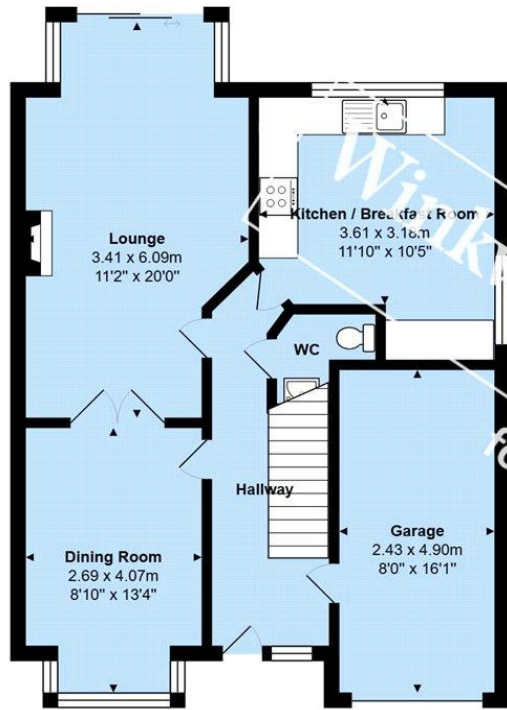
## Summary:

- Four bedrooms, one with en-suite shower
- Kitchen/breakfast room
- Lounge with patio doors to rear garden
- Dining room
- Family bathroom
- Garden
- Integral garage
- Driveway
- NFDC Council Tax band E

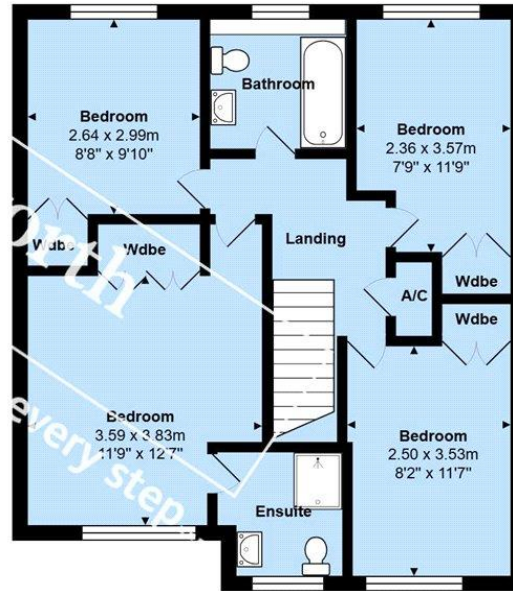
## Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout. At the roundabout take the first exit onto Ringwood Road, then take the first right onto Chewton Farm Road. At the junction turn right onto Gore Road. Turn left onto Stem Lane and then turn right onto Bashley Cross Road. Continue on Bashley Cross Road to the roundabout and take the third exit onto Fernhill Lane. Take the first left turn onto Hollands Wood Drive and the first right onto Forest Oak Drive where the property can be located.





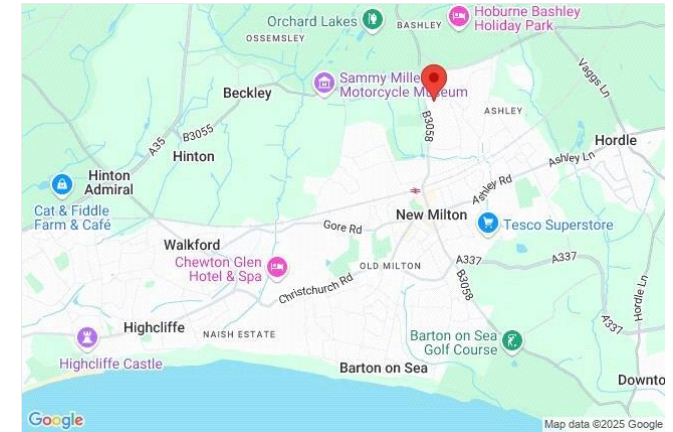
Ground Floor



First Floor



Total Area: 127.1 m<sup>2</sup> ... 1368 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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