

15 Barrs Avenue | New Milton | Hants

WOOLLEY & WALLIS



15 Barrs Avenue
New Milton, Hampshire BH25 5HL

A large and elegantly proportioned detached property with a good balance of accommodation, lovely landscaped front and rear gardens and situated in one of the area's most popular locations.

Offers Over: £1,650,000

Sitting room | Kitchen/dining/family room | Study | Utility | Cloakroom
Primary bedroom Suite with dressing room and en-suite shower room | Two double bedrooms with en-suite shower rooms | Double bedroom
Family bathroom

Garage | Driveway | Landscaped front and rear garden



THE PROPERTY

- OVERVIEW

A beautifully presented, light filled four double bedroom, four bathroom home with a good balance of living accommodation and outside space.

- THE PROPERTY

Downstairs, you access the property by large double doors into a wonderful full height hallway.

To the left hand side is a large sitting room with feature fireplace and French doors to the landscaped rear garden.

To the right is the study with floor to ceiling cupboards on one side of the room.

Ahead is the kitchen/dining/family room which is arguably the property's finest feature. The kitchen is fully equipped with built in appliances and a large breakfast bar. It also has two sets of French doors onto the rear garden.

The kitchen opens into the dining area and then into the family area. This room has a feature fireplace and French doors onto the rear garden.

There is also a utility room with a personal door to the integral garage and a downstairs cloakroom.

Upstairs, there is a spacious principal bedroom suite, with a large en-suite and dressing area.

There are two further en-suite double bedrooms, a fourth double bedroom and a family bathroom.

In all approximately 329 sq.m (3,541 sq.ft) of accommodation.

- OUTSIDE

To the front is a thoughtfully landscaped front garden with driveway parking for several cars.

The rear garden is beautifully landscaped with footpaths connecting the various seating areas, set within a stunning display of easily maintained plants and trees.







SITUATION

'15 Barrs Avenue' is situated in a premier residential street in the thriving market town of New Milton. The town has a good selection of independent shops, coffee shops, supermarkets and professional services, along with a mainline railway station for Bournemouth, Southampton and London Waterloo.

New Milton is well positioned for those wanting a coastal lifestyle, with the popular beaches of Milford on sea, and Barton on sea close by, as well as beautiful coastal walks to enjoy on this picturesque stretch of the Solent coastline.

The popular Georgian market town of Lymington is about seven miles away. The town is renowned for its high street, pretty cobbled Quay, sailing heritage and popular marinas offering opportunities to the water enthusiast.

There are many well regarded private and state schools within a short drive, including New Milton Infant and Junior Schools, Highcliffe Secondary School, Ballard Independant School and Durlston Court.

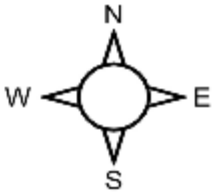
The M27 can be accessed at Junction 1 or 2 and links to the M3 affording easy access to Winchester, Basingstoke and London.

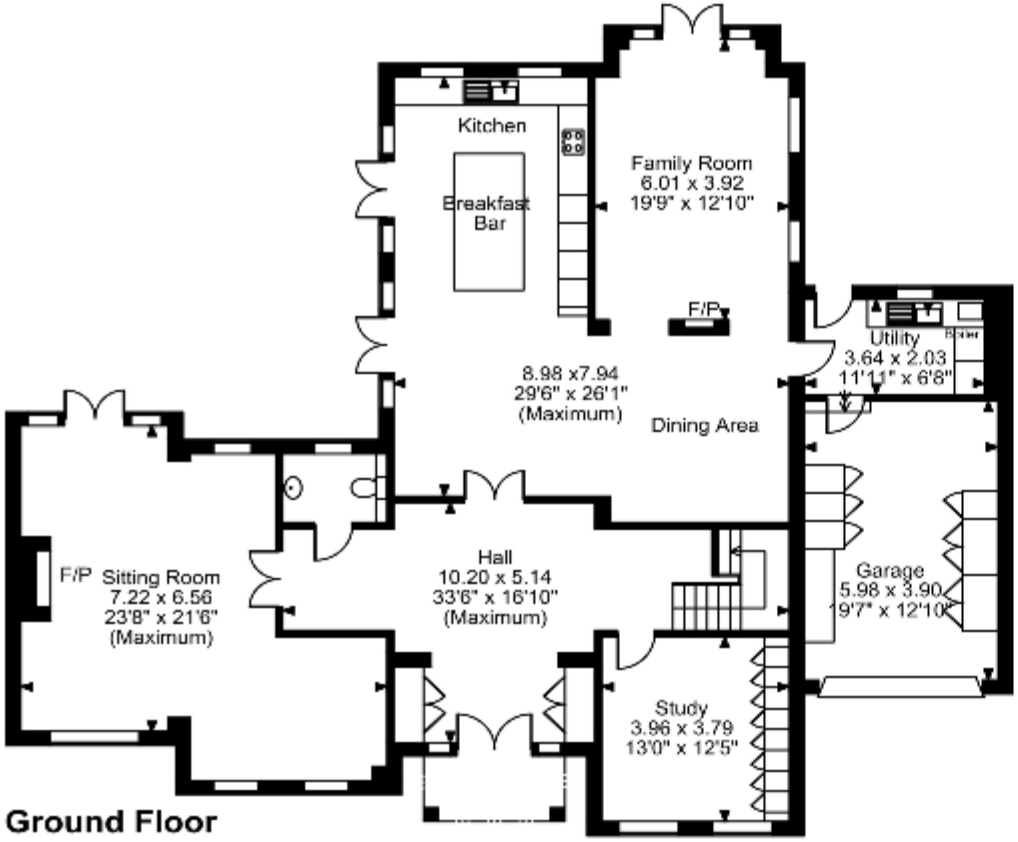
Southampton and Bournemouth Airports provide easy and quick access to many domestic and international destinations.

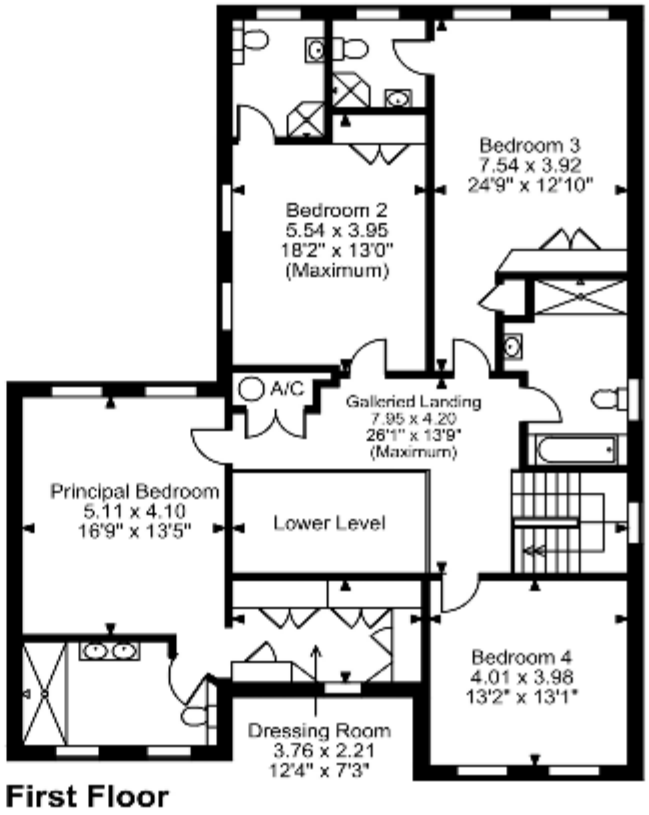


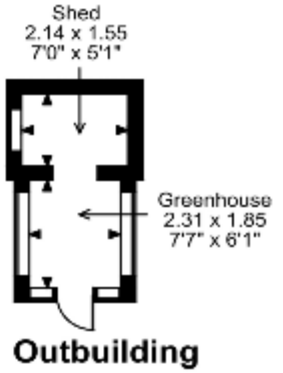


Barrs Avenue, New Milton
Approximate Gross Internal Area
Main House = 3541 Sq Ft/329 Sq M
Garage = 251 Sq Ft/23 Sq M
Outbuilding = 88 Sq Ft/8 Sq M
Total = 3880 Sq Ft/360 Sq M









FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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SERVICES AND COUNCIL TAX

Utilities: Mains electricity, gas, water and drainage.

Council Tax: G

Heating: Heating: Gas fired central heating - underfloor downstairs and radiators upstairs.

Broadband: Ultrafast broadband speeds of up to 1000 mbps are available at this property. Virgin Media fibre to the house.

Data: hardwired for data with data points in all bedrooms, reception rooms and the kitchen which facilitates effective and efficient working from home.

EPC: C Current: 56 Potential: 66

Tenure: Freehold

Construction: Brick elevations under a part tiled part flat roof.

Parking: Garage and driveway parking



DIRECTIONS

From our office in Gosport Street proceed out of the town towards Brockenhurst on Marsh Lane. At the roundabout take the first exit and almost immediately right onto Sway Road at the Monkey Brewhouse. Stay on this road until you reach the village of Hordle and the Three Bells Premier Inn and turn right at the mini roundabout onto Vaggs Lane. At the end of this road turn left and proceed along until you reach the Bashley roundabout and take the first exit onto Fernhill Lane. Just before Ballard Lakes turn left onto Barrs Avenue and the property will be found a little way along on the left hand side.



AGENT'S NOTES

Woolley & Wallis and their clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were prepared in April 2026.



WOOLLEY & WALLIS

VIEWINGS
All viewings should be by appointment only arranged through our Lymington Office:
24 Gosport Street Lymington Hampshire SO41 9BE
01590 689878 lymington@w-w.co.uk www.w-w.co.uk