



16 Linhorns Lane
New Milton

Guide Price £510,000

only **Bungalows**
.co.uk
A specialist service for sellers and buyers of bungalows

16 Linhorns Lane, New Milton, Hampshire, BH25 5DQ

A substantial four bedroom detached bungalow set within a large private plot and having the benefit of a lovely backdrop of mature trees and shrubbery. There is the attraction of a double garage and two large bathroom suites.

- Detached
- Four Bedrooms
- Two Large Bathroom Suites
- Kitchen/Breakfast Room
- Huge Sitting Room
- Double Garage
- Garden c.133' x 64'



New Milton is a market town in south west Hampshire. Situated on the edge of the New Forest, the town is about 6 miles (10 km) west of Lymington town centre and 12 miles (19 km) east of Bournemouth town centre. New Milton dates back to Anglo-Saxon times, and encompasses Old Milton, Barton on Sea, Ashley, Bashley, and Wootton. The town has a high street with a mixture of shops including a Post Office, bank and holds a market every Wednesday. Cultural entertainments such as cinemas and theatres can be found in nearby Christchurch and Bournemouth. New Milton is served by various educational establishments including Brockenhurst College and Totton College.

The Property

A large well planned and presented four bedroom detached bungalow with light and airy rooms in a small cul de sac within walking distance of the train station and high street with its many varied shops and facilities. The property has two large bathrooms and a fabulous sitting room and dining room which overlook the south facing gardens. There is a good sized kitchen/dining room which has the benefit of a small utility room. To the side of the property there is a double garage.



The Outside

A particular feature of this property are its wonderful south facing gardens which are c.133' x 64' and offer a high degree of privacy and seclusion. The gardens are mainly laid to lawn with a large paved sun terrace which takes full advantage of the sunny sheltered position. There is a productive vegetable patch and a small greenhouse to one end of the garden. Throughout the garden there are numerous mature trees and shrubs which provide colour and structure through the seasons.

Route to View

At Somerford roundabout take the 2nd exit onto the A35 (signposted Lyndhurst, Southampton). At roundabout take the 2nd exit onto the A35 (signposted Lyndhurst). Turn right onto the B3055 (signposted Sway). At roundabout take the 3rd exit onto Fernhill Lane - B3058 (signposted New Milton). Turn left onto Hollands Wood Drive. Turn left onto Linhorns Lane and the property can be found on the left.

Local Authority

New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst. SO43 7PA 023 8028 5000. Council Tax Band: F

Services

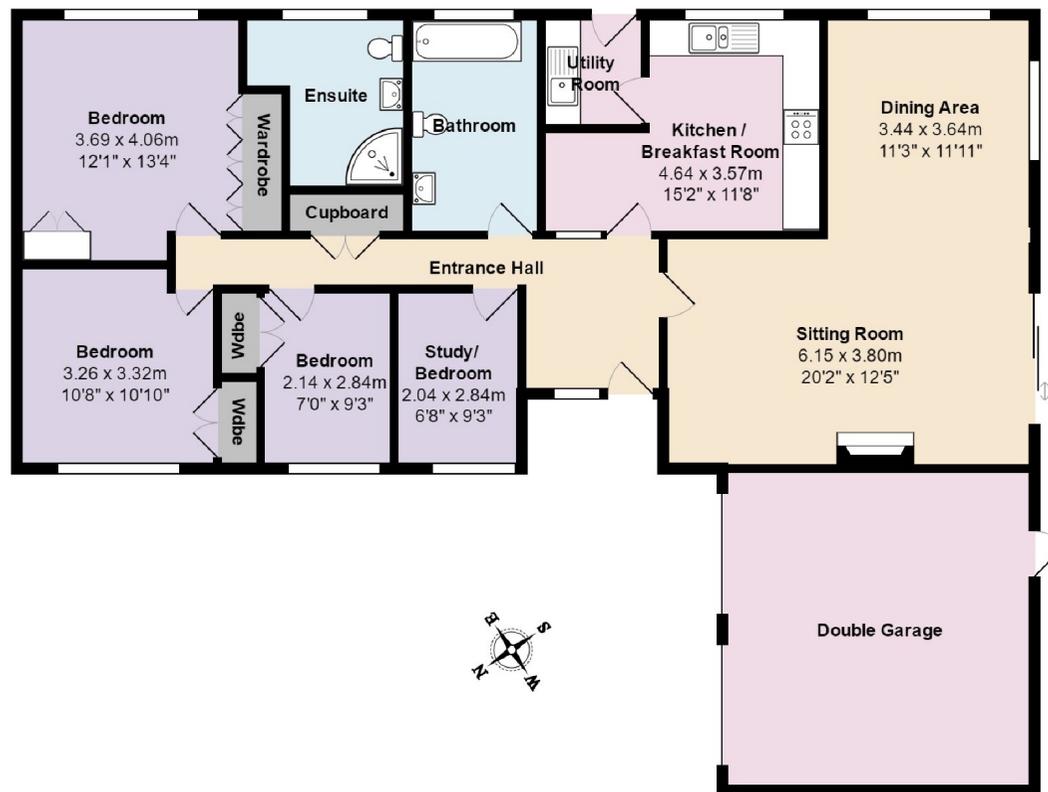
We understand from the Vendor that mains electricity, gas, water and sewerage are all connected. Telephone lines are subject to the usual transfer regulations. (No tests to the suitability of services have been carried out) and intending purchasers should commission their own tests.

Disclaimer Notice

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Henry George or Only Bungalows nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners



or any employees of Henry George or Only Bungalows have any authority to make any representation or warranty whatsoever in relation to this property, any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.



Total Area: 153.5 m² ... 1653 ft²

All measurements are approximate and for display purposes only

www.onlybungalows.co.uk

Christchurch
Tel: 01202 47 3333
christchurch@onlybungalows.co.uk

Cirencester
01285 656 056
cirencester@onlybungalows.co.uk

Marlborough
01672 512 299
marlborough@onlybungalows.co.uk

Malmesbury
01666 823 623
malmesbury@onlybungalows.co.uk

Swindon (Old Town)
Tel: 01793 614 614
swindon@onlybungalows.co.uk

Lettings Department
Tel: 01793 497 498
lettings@onlybungalows.co.uk