



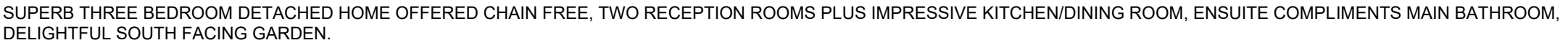
PETTENGELLS
ESTATE AGENTS

48 Doe Copse Way, New Milton, Hampshire, BH25 5GB
Asking Price £487,000

48 Doe Copse Way, New Milton, Hampshire,
BH25 5GB

- Fabulous detached home
- Splendid south facing garden
- Chain free sale
- 17' x 12' Garage converted to provide room at rear
- Living room
- Family room
- Kitchen/dining room
- Three bedrooms
- Bathroom and ensuite
- Separate utility room





Accommodation: The entrance hall leads into an impressive living room and then in turn a lovely bright family room overlooking the rear garden. There is a well appointed kitchen/dining room and then a utility/cloakroom which also houses the modern gas boiler. Upstairs there are three bedrooms, two doubles and a single, bedroom one has an ensuite shower room and there is a main family bathroom.

Outside: This lovely house sits on a particularly wide plot which adjoins a wooded tree line. To the front there are lawned areas plus the drive gives off road parking and leads to the garage, although the rear section of this has in fact been subdivided to create a home office/hobby room, which is accessed via the rear garden/patio. EV charge point. This back garden itself is a stunning feature of the house enjoying a southerly aspect and comprising an attractive lawned area with shrubs and paved patio. Shed and greenhouse. Solar panels reduce energy costs. Southern Electric own a small part of the front garden.

EPC: D, Council tax band: E, Tenure: Freehold

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TOTAL APPROX. FLOOR AREA 106.3 SQ.M. (1144 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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