4 Vixen Walk, New Milton, Hampshire, BH25 5RU Asking Price £750,000



PETTENGELLS ESTATE AGENTS



## SUPERBLY PRESENTED DETACHED HOME

We are pleased to offer this most impressive four bedroom, three reception room (including conservatory) detached house with large garage, splendid kitchen/breakfast room and a lovely ensuite to compliment the main bathroom.

Accommodation: A porch leads into a lovely welcoming entrance hall and there is a downstairs cloakroom. The wonderful double aspect living room overlooks the rear garden and a large archway leads to a dining/family room. The well appointed kitchen/breakfast room also overlooks the rear garden and has integrated dishwasher, fridge/freezer, double oven and hob and hood, this opens to a large utility room which in fact is the rear section of one of the two garages, so it's currently a one and a half car garage. There is then a beautiful orangery (with underfloor heating) overlooking the rear garden. Upstairs the lovely landing leads to four double bedrooms (all with fitted wardrobes). Bedroom one is particularly generous and also has a modern ensuite shower room (with underfloor heating). There is a family bathroom.

Outside: There's an attractive area of front garden with mainly lawn. The driveway is double width and gives off for a parking and leads to the double garage with twin electric doors. The rear garden has a lawn and paved areas as well as an electric awning.

Council tax band: F, Tenure: Freehold, Approx floor area: 1776 sq ft



21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

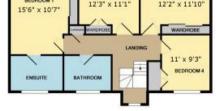
13'9" x 10' approx CONSERVATORY 19'0" x 15'8" narrowing to 9'1" BREAKFAST ROOM UTILITY BIXM B'9" x 8'3" DOUBLE GARAGE

GROUND FLOOR









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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. The flood risk is deemed as 'very low' unless stated otherwise. 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 coastiline. 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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