



**PETTENGELLS**  
ESTATE AGENTS

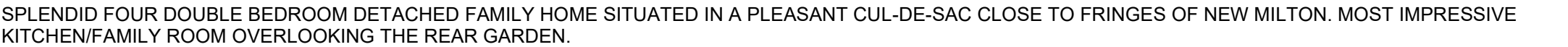
25 Blair Close, New Milton, Hampshire, BH25 5UP  
**Asking Price £475,000**

## 25 Blair Close, New Milton, Hampshire, BH25 5UP

- Appealing four bedroom family home
- Pleasant quiet cul de sac
- Superb 29' kitchen/family room
- Sunny rear garden - south west facing
- Driveway and garage
- Bathroom
- Well appointed kitchen
- Potential chain free sale
- Lovely living room







Accommodation: There is an entrance hall where there is also a large utility cupboard, and leads to a very impressive open plan living space, comprising lounge, large dining and well-appointed kitchen areas with five ring induction hob, integrated double oven, dishwasher and there are Quartz work surfaces. There's also a downstairs cloakroom. The first floor landing leads to four double bedrooms, all with fitted wardrobes, and there is a nice bright family bathroom.

Outside: To the front and rear of the house are attractive areas of lawned garden. There is a double width driveway at the front giving off road parking and leading to the garage. The south west rear garden does enjoy a lovely bright aspect, particularly for the afternoon sun. There is also a paved patio adjoining the house and a garden shed.

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

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TOTAL FLOOR AREA : 1329 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 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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