



PETTENGELLS
ESTATE AGENTS

2 Antler Drive, New Milton, Hampshire, BH25 5GG
Asking Price £525,000

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- Appealing house in good area
- Spacious accommodation
- Lovely gardens
- Driveway and garage
- Four bedrooms
- Fabulous Conservatory
- Kitchen/family room
- Bathroom
- Ensuite
- Dining/family room





IMPRESSIVE DETACHED FOUR BEDROOM HOUSE ON THE EDGE OF THE EVER POPULAR CREST DEVELOPMENT ON THE FRINGES OF NEW MILTON AND CLOSE TO OPEN FARM LAND.

Accommodation: There is an entrance hall leading to the living room and this in turn leads to the lovely conservatory. A dining/family room then opens to the kitchen/breakfast room. There is also a downstairs cloakroom, and a utility area at the rear of the integral garage. The upstairs landing in turn accesses the four well proportioned bedrooms. Bedroom one has an ensuite shower room and there is a family bathroom.

Outside: To the front the driveway gives off road parking and there is an area of garden. There is an integral garage with electric door, which can also be accessed from within the house. The rear garden has attractive shrubs.

EPC: C, Council tax band: E, Tenure: Freehold, approx floor area: 1425 sq ft.

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



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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