



**PETTENGELLS**  
ESTATE AGENTS

16 Lake Grove Road, New Milton, Hampshire, BH25 5LA  
**Asking Price £925,000**

16 Lake Grove Road, New Milton, Hampshire,  
BH25 5LA

- Five bedroom family home
- Two ensembles & bathroom
- Living room
- Kitchen/breakfast room
- Dining/study room
- Gardens
- Double garage
- Study
- Convenient location







**SUPERB LARGE HOME, CLOSE TO TOWN!**

This impressive five bedroom, three bathroom, three reception room detached house enjoys a lovely location opposite Ballard Lake, and close to New Milton town/station. The property has a double garage and secluded south facing garden.

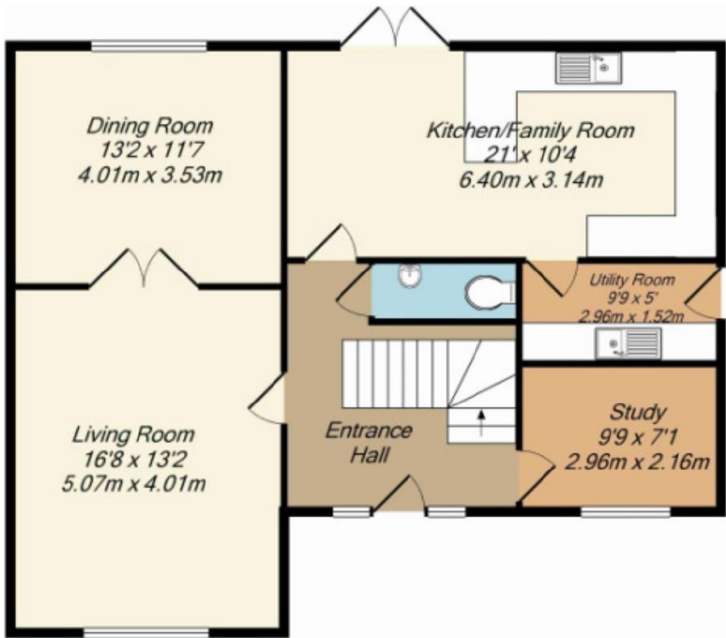
Accommodation: The entrance hall leads into a spacious living room and then in turn a further reception room i.e. dining or family room. There is a well-appointed kitchen/breakfast room opening out to the rear garden and a separate utility room. Downstairs there is also a study and downstairs cloakroom, and then the first floor landing leads to five bedrooms, two en suites and a family bathroom.

Outside: To the front of the house the drive gives off road parking as well as space to turn. There is also a large garden shed and a detached double garage measuring 18' x 18'. This has twin up and over doors at the front, one of which is electric. The rear garden is private, enjoys a lovely southerly aspect and has lawn comprising shrubs and a covered patio.

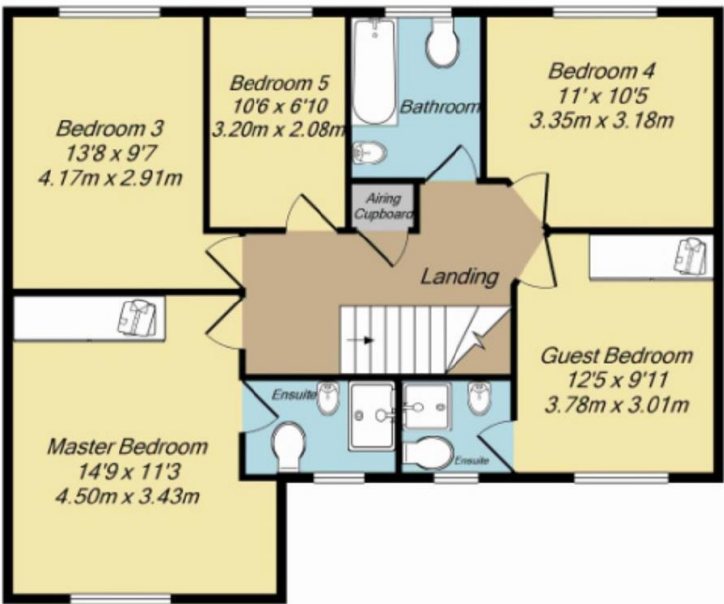
EPC: C, Council tax band: F, Tenure: freehold, approx floor area: 1743 square feet (162 sq m).

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



Ground Floor



1st Floor



**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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