



**PETTENGELLS**  
ESTATE AGENTS

Leafield, Hare Lane, New Milton, Hampshire, BH25 5AF  
**Guide Price £650,000**

## Leafield, Hare Lane, New Milton, Hampshire, BH25 5AF

- Fine and spacious detached house
- Four Bedrooms
- Living Room with log burner
- Stunning Kitchen/Breakfast Rm
- Large Utility Room
- Bathroom & Shower Room
- Paddocks Adjacent
- Rural outlook
- Wonderful gardens
- Extensive driveway







DELIGHTFUL DETACHED HOME WITH BEAUTIFUL RURAL OUTLOOK.

Accommodation: There is a porch and entrance hall which leads to a lovely living room with log burner and delightful outlook over the paddock. The truly superb kitchen/dining room has a central island with breakfast bar and extensive integrated appliances and again enjoys a wonderful outlook. There is a large utility room which leads to the garage store ie the front section of the original garage and there is then a cloakroom. The spacious first floor landing leads to the four bedrooms. The main bedroom is particularly impressive, with fitted wardrobe and a lovely rural outlook and adjoining this is a modern bathroom. There are two further generous double bedrooms and a single bedroom and a brand new shower room as well.

Outside: The driveway gives extensive off road parking. There are lovely gardens to both sides and to the rear of the property. The side gardens have lovely lawned areas with attractive borders and there is a garden shed. The rear garden is mainly paved with raised borders and enjoys a delightful outlook over the adjoining paddock (separately owned and not for sale).

EPC: D, Council tax band: E, Tenure: Freehold, Approx floor area: 1626 sq ft

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



TOTAL FLOOR AREA: 1626sq.ft. (151.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts 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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