



**PETTENGELLS**  
ESTATE AGENTS

12 Queens Grove, Ashley, New Milton, Hampshire, BH25 5DA  
Offers in excess of £444,000

12 Queens Grove, Ashley, New Milton,  
Hampshire, BH25 5DA

- Three Bedrooms
- Bathroom
- Living/Dining Room
- Kitchen
- Garage
- Gardens
- Well Presented
- Long Driveway





**WELL PRESENTED DETACHED BUNGALOW!**

We are pleased to offer this three bedroom detached bungalow with fairly modern kitchen and shower room, and other good features. Situated close to the shops & amenities in Ashley village and one mile from New Milton town.

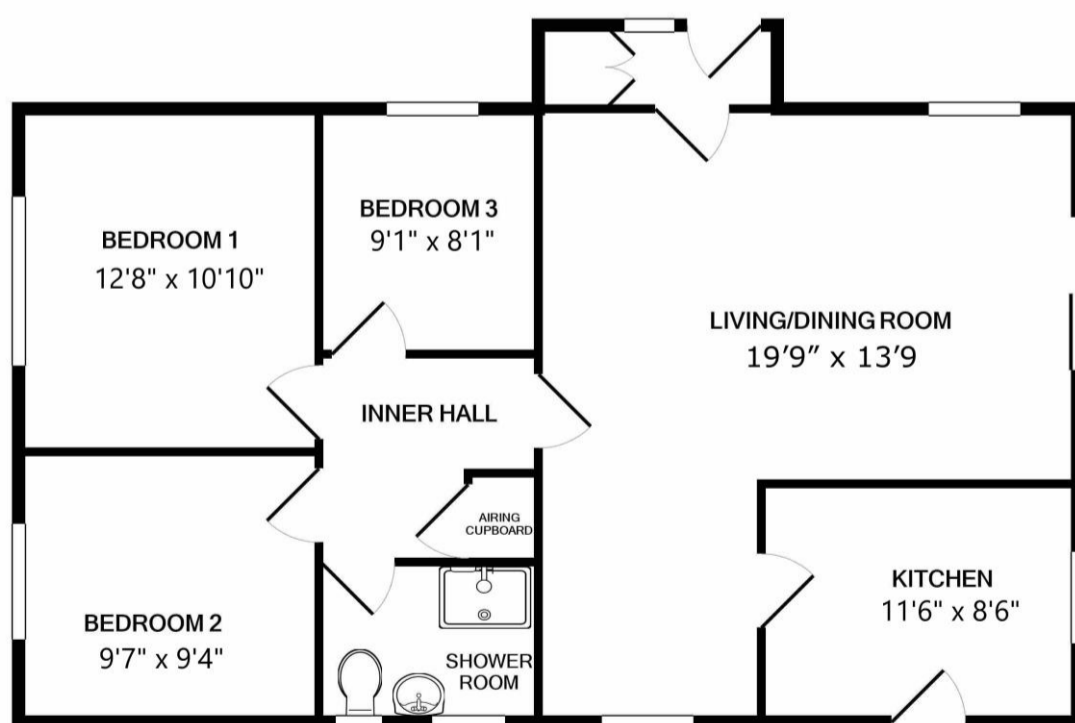
**Accommodation:** There is an impressive L-shaped living/dining room which has a pleasant outlook over the rear garden and also leads into the kitchen. There are three bedrooms and a shower room.

**Outside:** To the front of the bungalow there is an area of lawned garden and adjoining this the long drive gives lots of off road parking and leads to the garage (17'4" x 9'9"). There is an up and over door to front, light and power and a window and door to the rear garden which enjoys a bright approx westerly aspect and comprises a lawned area and shrub borders.

Total Floor area: 931 sq ft (87 sq m), COUNCIL TAX BAND: D, Tenure: Freehold

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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