



**PETTENGELLS**  
ESTATE AGENTS

17 Vincent Road, New Milton, Hampshire, BH25 6SN  
Asking Price £639,950

17 Vincent Road, New Milton, Hampshire, BH25 6SN

- Large detached modern home
- Close to town
- Well presented
- Living room with log burner
- Well appointed kitchen
- Family room with log burner
- Five bedrooms, Two bathrooms
- Lots of off road parking
- Detached double garage
- West facing garden







WELL PRESENTED AND DECEPTIVELY SPACIOUS, FIVE DOUBLE BEDROOM DETACHED FAMILY HOME, CONVENIENT FOR NEW MILTON TOWN, TWO LOVELY BATHROOMS, TWO FINE RECEPTION ROOMS PLUS A SPLENDID KITCHEN/DINER.

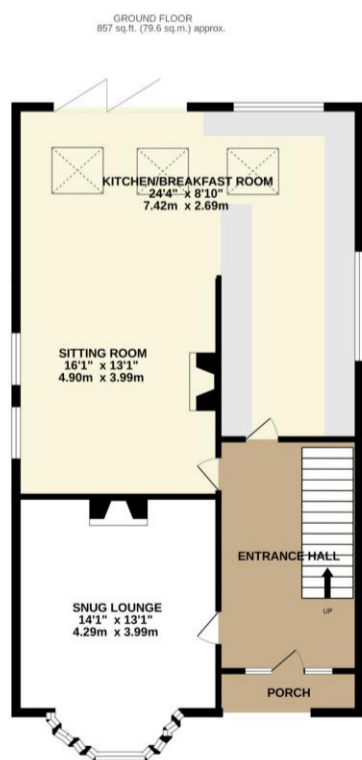
Accommodation: This exceptionally spacious house has rooms on three levels, starting off with the lovely reception hallway which opens to the main living room at the front which has a bay window and log burner. The superb well appointed kitchen overlooks the rear garden, and has a feature part-vaulted ceiling and the adjoining dining area with bi-fold doors to garden. There is then a family room/snug with further log burner. The first floor landing leads to three bedrooms, two of which are particularly spacious, and a bathroom. A further staircase then leads to the second floor where its landing opens to two further spacious bedrooms and a modern shower room.

Outside: To the front there is extensive off road parking. The rear garden comprises mainly lawned and patio areas, the drive also extends all the way to the bottom of the garden where there is a detached double garage.

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

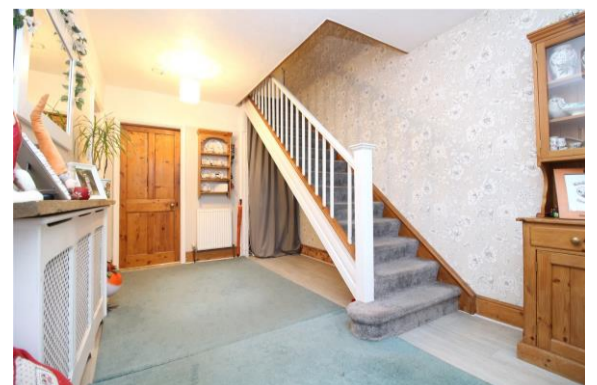
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1813 sq.ft. (168.4 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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