



PETTENGELLS
ESTATE AGENTS

10 Vixen Walk, New Milton, Hampshire, BH25 5RU
Asking Price £675,000

10 Vixen Walk, New Milton, Hampshire, BH25 5RU

- Lovely spacious bungalow in quiet Cul de Sac
- Impressive accommodation
- Double garage
- Nice private garden
- Three double bedrooms with fitted wardrobes
- Large living/dining room
- Well appointed kitchen
- Modern bathroom and ensuite
- New Forest closeby
- 10 minute drive to beach





Accommodation: There is a spacious porch and then entrance hall which has good storage and leads to the superb large L-shaped living/dining room. This has a triple aspect, overlooks the garden and has a feature fireplace. There is a well appointed modern kitchen with Quartz work surfaces and this also leads out to the rear garden. There are three double bedrooms which each have built-in wardrobes and bedroom one is particularly generous in size and has a modern ensuite bathroom and similarly there is a main shower room.

Outside: There is an area of lawned front garden and an extensive new tarmac driveway leading to the double garage, this has two doors one of which is electric and there is a door to the secluded rear garden. This has lawned area with shrub borders, paved patio and there is a pleasant tree-lined backdrop to the side.

EPC: D (new boiler fitted since this was done), Council tax band: F, Tenure: Freehold, total approx floor area 1540 sq ft

PETTENGELLS
ESTATE AGENTS

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



While every attempt has been made to ensure the accuracy of the information contained here, the publishers of *Diets, Vitamins, Minerals and Any Other Thing* are not responsible in any way for any errors or omissions in this statement. This plan is for informational purposes only and should be used as such only if you are a health conscious. The authors, publishers and distributors have not been asked and no guarantee is made for any results or side effects of this plan.

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.



PETTENGELLS
ESTATE AGENTS

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