



**PETTENGELLS**  
ESTATE AGENTS

47 Ferndale Road, New Milton, Hampshire, BH25 5EX  
**Asking Price £475,000**

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- Wonderful house in nice area
- Fabulous south facing garden
- Lovely living/dining room
- Large conservatory
- Garage plus off road parking
- Kitchen
- Three first floor bedrooms
- Potential ground floor bedroom four
- Shower room
- Downstairs cloakroom







IMPRESSIVE AND DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM LINK DETACHED HOUSE WITH SOUTH-FACING GARDEN WHICH ACCESSES THE GARAGE

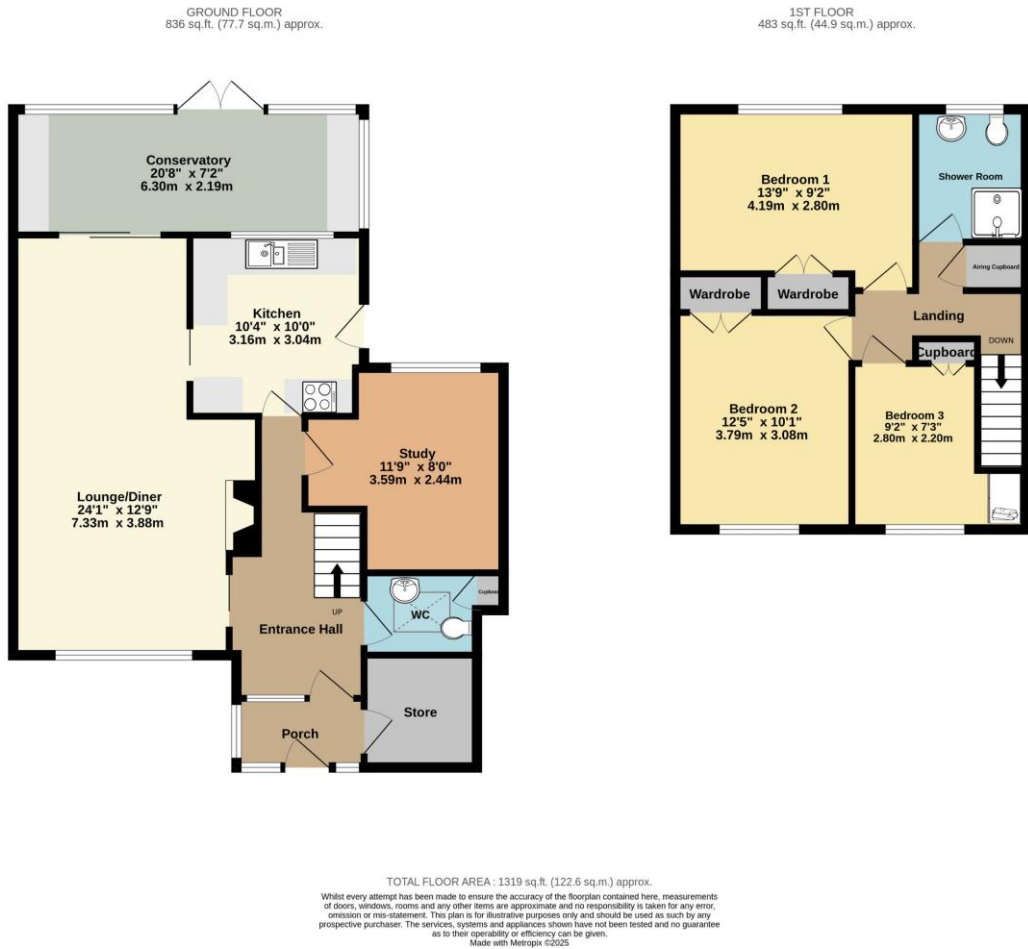
Accommodation: There is an entrance porch which has useful large cupboard currently used as a pantry. There is then the entrance hall and a downstairs cloakroom. There is a superb living/dining room which then leads to the kitchen, and a lovely conservatory which overlooks the rear garden and has a utility corner for washing machine etc. There is then a further reception room/ground floor fourth bedroom study. Upstairs the first floor landing leads to the three bedrooms, two doubles and a single, all with fitted wardrobes, and there is a shower room.

Outside: To the front is an area of garden. The main garden is to the rear and this enjoys a lovely sunny south-facing aspect with lawn and patio areas, attractive borders, two sheds and then a path at the bottom of the garden where there is also a greenhouse and then leads to the rear of the single garage which has an electric door and parking for two cars in front of it.

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

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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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