



**PETTENGELLS**  
ESTATE AGENTS

Woodpeckers, 166 Ringwood Road, Walkford, Christchurch, Hampshire, BH23 5RQ  
Asking Price £675,000

## Woodpeckers, 166 Ringwood Road, Walkford, Christchurch, Hampshire, BH23 5RQ

- Splendid detached Chalet Bungalow
- Three double bedrooms
- Fine kitchen/dining room
- Utility room
- Bathroom and shower room
- Large detached garage to rear
- Attractive gardens
- Lovely woodland walk opposite
- Superb living room
- Driveway to front







FABULOUS DETACHED BUNGALOW WITH VIEWING RECOMMENDED.

Accommodation: There is a welcoming large entrance hall which opens to the bright living/dining room and this in turn leads to the garden. There is a very spacious well appointed kitchen/breakfast room and adjoining this a utility room, which also houses the modern gas boiler. There are two ground floor bedrooms, one of which is particularly roomy and a bathroom. Upstairs, the landing leads to the main bedroom which is a very good size and has its own walk in wardrobe and opposite is a shower room.

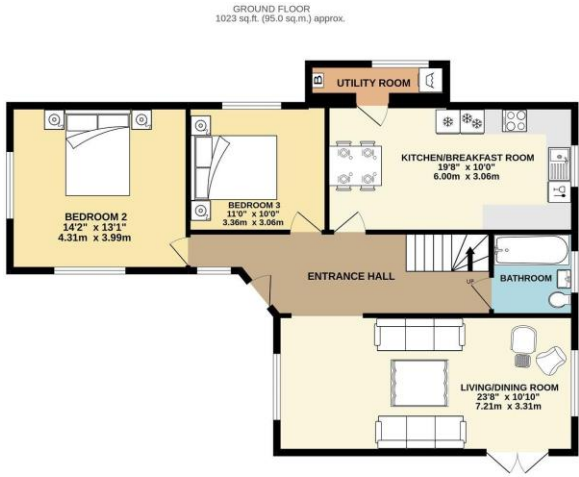
Outside: To the front is a lovely area of landscaped garden and a drive giving good off road parking. There is a large detached garage (5.4m x 3.2m) with electric door to front which comes off Amberwood Gardens and adjoins the lovely rear garden which is attractively laid out with a lawn and then a raised decked area adjoining the bungalow, which currently has artificial grass on it.

EPC: D, Council tax band: E, 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: 1421 sq.ft. (132.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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