



PETTENGELLS
ESTATE AGENTS

Oak Apple House, 10 Dilly Lane, Barton On Sea, Hampshire, BH25 7DQ
Asking Price £830,000

Oak Apple House, 10 Dilly Lane, Barton On Sea, Hampshire, BH25 7DQ

- Wonderful character home
- Quiet tucked away location
- Lovely gardens
- Two reception rooms each with log burner
- Impressive kitchen/breakfast room
- Four double bedrooms
- Welcoming entrance hall
- Bathroom and ensuite
- Sympathetically modernised & refurbished
- Garden lodge/potential home office





DELIGHTFUL CHARACTER RESIDENCE, SITUATED IN A SOUGHT AFTER QUIET LOCATION, WITHIN WALKING DISTANCE OF THE LOVELY LONG MEADOW AND BARTON BEACH. OAK APPLE HOUSE IS OFFERED AS A LIKELY 'CHAIN FREE' SALE AND VIEWING IS RECOMMENDED.

Accommodation: There is an attractive entrance with arched open porch leading into a welcoming entrance hall. There are two splendid reception rooms facing the front and back of the house. Both have fire places with log burners (main gas boiler is supplemented by back burner and solar panels). The impressive kitchen with quality stone work tops leads into a breakfast room, a stable door accesses the rear garden and there is a downstairs cloak room/utility room. The first floor landing leads to the four double bedrooms and bedroom one has the benefit of extensive fitted wardrobes and a lovely ensuite bathroom. There is then a family bathroom and adjoining separate WC.

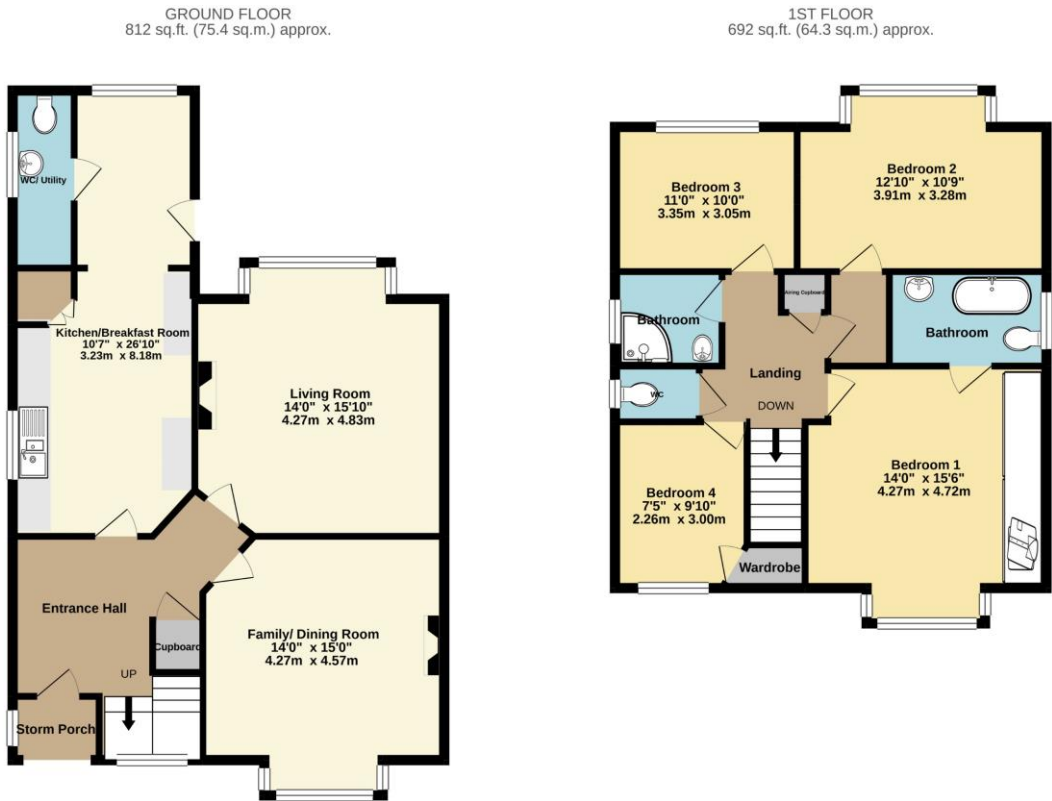
Outside: To the front there is a lovely south-facing lawned garden. The private driveway plus an area of land in front of the house is jointly owned by this house and two of the neighbours. The rear garden is a pleasant feature, again with mainly lawn. There is paving and a sitting areas, attractive borders and a large modern garden lodge/potential home office. The drive to the side gives off road parking and leads to a lean to/garage.

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

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TOTAL FLOOR AREA: 1504 sq.ft. (139.7 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. 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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