



PETTENGELLS
ESTATE AGENTS

16 Oakwood Avenue, New Milton, Hampshire, BH25 5DY
Asking Price £624,000

16 Oakwood Avenue, New Milton, Hampshire,
BH25 5DY

- Six Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Utility Room
- Dining Room
- Bathroom & En Suite
- Large Garden
- Lots Of Parking on extensive driveway
- Double Car Port
- Snug/Family Room





IMPRESSIVELY SPACIOUS INDIVIDUAL HOME!

We are pleased to offer this deceptively roomy detached residence which has flexible accommodation, currently including three reception rooms and a bedroom with en suite downstairs, and five further bedrooms upstairs. Extensive mature gardens and lots of off road parking.

Accommodation: There is an entrance vestibule leading into a lovely main hallway with feature marble archways. The impressive living room at the front has a wood burner and a further archway and feature split level with two steps lead up to a sizeable dining room, this also has doors to the rear garden. There is then a kitchen/breakfast room with pantry which overlooks the rear garden and off this there is a further reception room, again with wood burner, which could be a study or snug. There is a utility room with WC and a large ground floor bedroom with en suite shower room. Upstairs the first floor landing leads to the five double bedrooms and the bathroom.

Outside: The house is set well back from the road with a mature front garden comprising lawned area with shrubs. The drive gives off road parking and there is a large DOUBLE CAR PORT with light and power. The interesting rear garden is a good size again and is a real nature haven with a variety of shrubs and trees. A culvert/stream runs bisects the garden and the bridge leads over this, joining the front and rear areas and there is hard standing and paving to the rear of the property.

EPC: C, Council Tax Band: E, Tenure: Freehold, Approx Floor Area: 1950 sq ft

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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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