

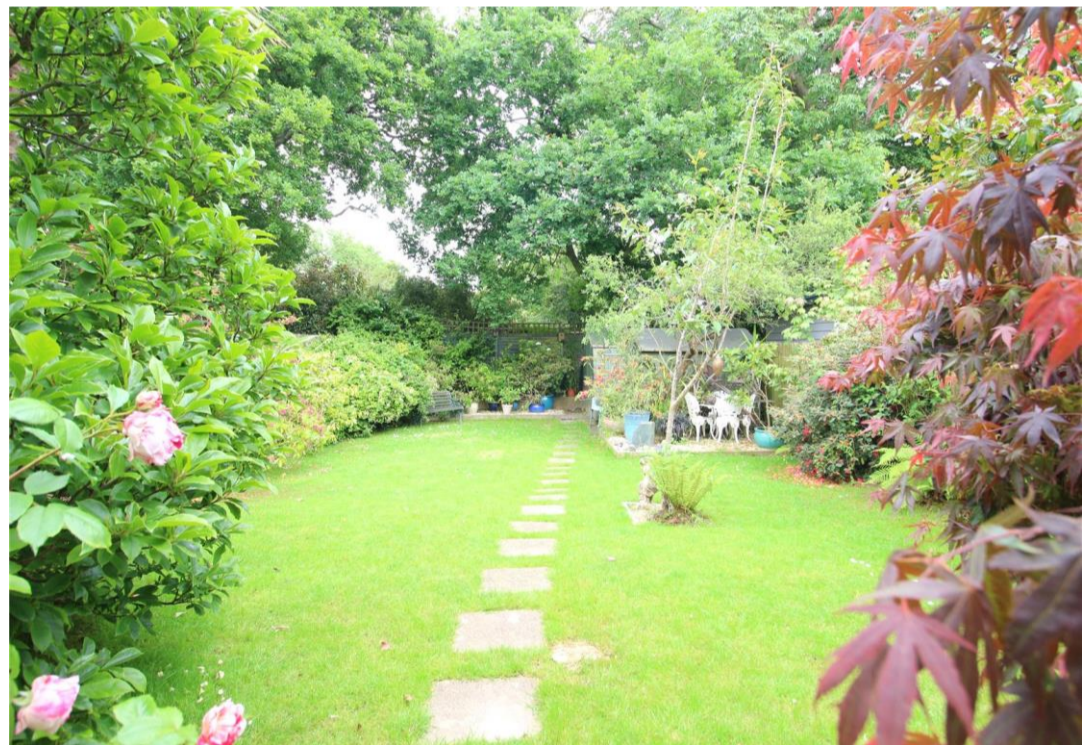


PETTENGELLS
ESTATE AGENTS

17 Forest Oak Drive, New Milton, Hampshire, BH25 5NT
Asking Price £545,000

17 Forest Oak Drive, New Milton, Hampshire,
BH25 5NT

- Detached house
- Four bedrooms
- Two reception rooms
- Downstairs cloakroom
- Bathroom & ensuite
- Garage & driveway
- Lovely garden
- Great location close to New Forest National Park
- Viewing recommended
- Likely chain free sale





LOVELY DETACHED HOME ON THE NORTHERN FRINGES OF TOWN, CLOSE TO THE EDGE OF THE NEW FOREST NATIONAL PARK.

Accommodation: The entrance hall leads into the impressive living room which overlooks the rear garden. There is a good sized (28') kitchen/dining/family room. Under the stairs is a cloakroom. Upstairs there are four well proportioned bedrooms plus a main bathroom and an ensuite shower room (both with windows).

Outside: To the front is a small area of garden, adjoining which the drive gives off road parking for two cars and there is an integral single garage. The rear garden is a lovely feature of the property with lawned area, there is also paving adjoining the house, a great variety of shrubs and there are two sheds.

Council tax band: E, Tenure: Freehold

PETTENGELLS
ESTATE AGENTS

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



Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.

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