

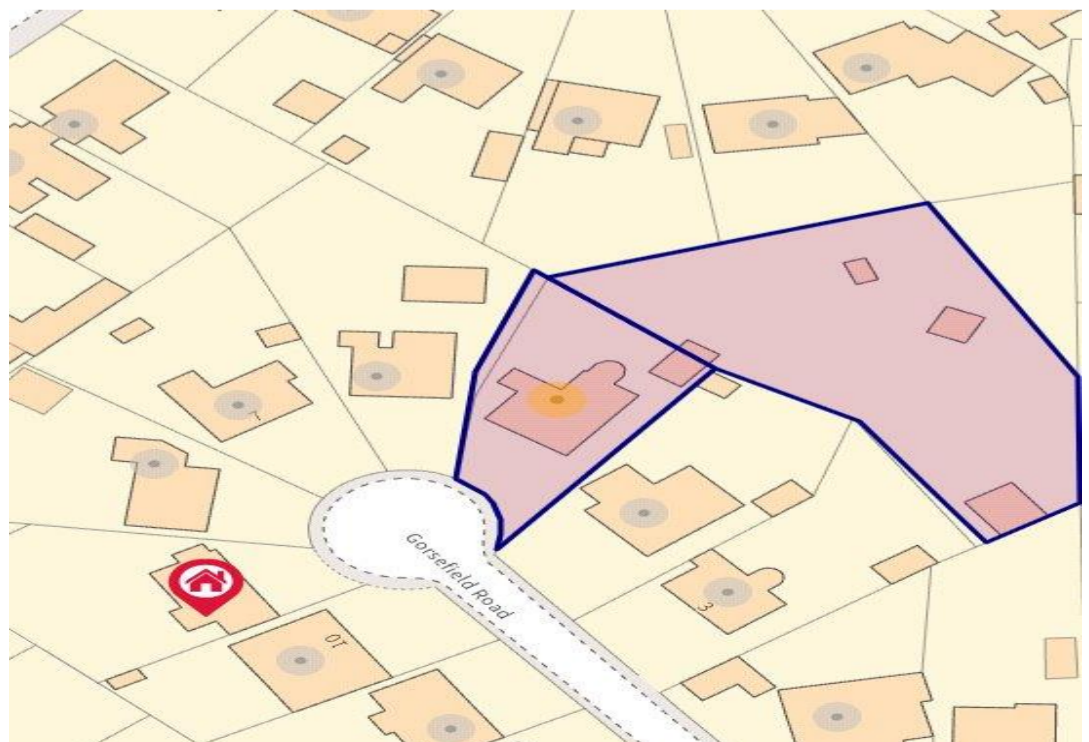


PETTENGELLS
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5 Gorsefield Road, New Milton, Hampshire, BH25 5HA
Asking Price £599,950

5 Gorsefield Road, New Milton, Hampshire,
BH25 5HA

- Detached bungalow
- Three bedrooms
- Kitchen
- Living/dining room
- Shower/wet room
- Half an acre garden
- Various Summerhouses & sheds
- Cul de sac location
- Drive & garage
- Viewing recommended





BUNGALOW WITH DELIGHTFUL PARK/WOODLAND GARDENS OF NEARLY HALF AN ACRE
 The property itself has the potential to extend or loft conversion.

Accommodation: The entrance hall leads into the living/dining room which overlooks the garden. There is a well appointed kitchen/breakfast room which also overlooks the garden and opens into the utility room. There are two bedrooms at the front of the bungalow and there is a main shower/wet room. There is a potential third bedroom currently used as a study which then leads to the conservatory which again enjoys an outlook to the rear.

Outside: This bungalow sits on a magnificent large plot just under half an acre. There is a traditional area of front garden with mainly lawn, adjoining this the drive gives off road parking. This leads via gates to the detached timber garage measuring 20' x 13'. The rear garden is splendid with large secluded, almost 'park like' areas but also an abundance of flowers, shrubs and trees. There is a paved patio close to the property and a pergola, ideal for 'alfresco dining'. There are various sheds around the garden as well two summerhouses, the larger of the two measures 15' x 15'.

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

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TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plans, 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.
 Made with Metreplan 12/24



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 and we would be happy to help a prospective buyer investigate. 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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