



PETTENGELLS
ESTATE AGENTS

Willow Brook, 106 Lower Ashley Road, New Milton, Hampshire, BH25 5QG
Asking Price £595,000

Willow Brook, 106 Lower Ashley Road, New Milton, Hampshire, BH25 5QG

- Impressive detached bungalow, extended & refurbished
- Three double bedrooms
- Lovely living room
- Well appointed kitchen/dining room
- Ensuite & bathroom
- Lovely rural outlook onto paddocks/woods
- Gas fired underfloor heating
- Drive & Garage
- Gardens
- Potential chain free sale





SUPERBLY PRESENTED BUNGALOW WITH RURAL OUTLOOK.

Accommodation: The entrance hall leads into the superb living room (with feature part vaulted ceiling), which leads out to the decking and enjoys a lovely rural outlook. The impressive kitchen/dining room similarly enjoys the same splendid backdrop, and is well appointed with extensive integrated appliances. There are three lovely double bedrooms with bedroom one having an ensuite shower room, plus there is a main bathroom.

Outside: To the front the driveway gives off road parking for two cars and leads to the garage which also has a utility area, electric door to front. The rear garden and outlook are splendid features of this property with the rural backdrop i.e trees, shrubs and paddocks, between the garden and these there is a stream. The lower garden is laid out for 'ease of maintenance' currently with no lawn. There is an extensive wooden decked area adjoining the bungalow. Lovely sunny aspect to rear.

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

PETTENGELLS
ESTATE AGENTS

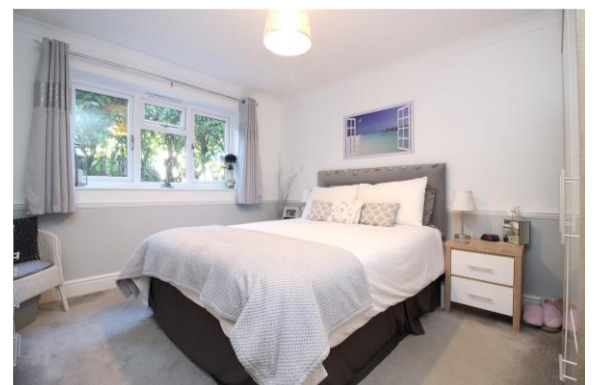
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



Total area: approx. 103.2 sq. metres (1111.3 sq. feet)

*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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. 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