



PETTENGELLS
ESTATE AGENTS

Brockhills End Barton, Brockhills Lane, New Milton, Hampshire, BH25 5QL
Asking Price £579,000

Brockhills End Barton, Brockhills Lane, New Milton, Hampshire, BH25 5QL

- Modern house
- Chain free sale
- Well presented
- Lots of parking
- Pleasant garden
- Living room with log burner
- Well appointed kitchen
- Four Bedrooms
- Bathroom & ensuite
- Close to New Forest National Park





IMPRESSIVE MODERN FAMILY HOME CLOSE TO THE EDGE OF THE NEW FOREST NATIONAL PARK, OFFERED AS A 'CHAIN FREE' SALE.
 Accommodation: The entrance hall leads into the impressive living/dining room which also has a feature fire place with log burner and pleasant outlook over the rear garden. The kitchen/breakfast room is well appointed, and there is a downstairs cloakroom. Upstairs the landing leads to the four bedrooms, three are doubles and one is a single. The three double bedrooms all have built in wardrobes and bedroom one has an ensuite shower room, plus there is a main bathroom.

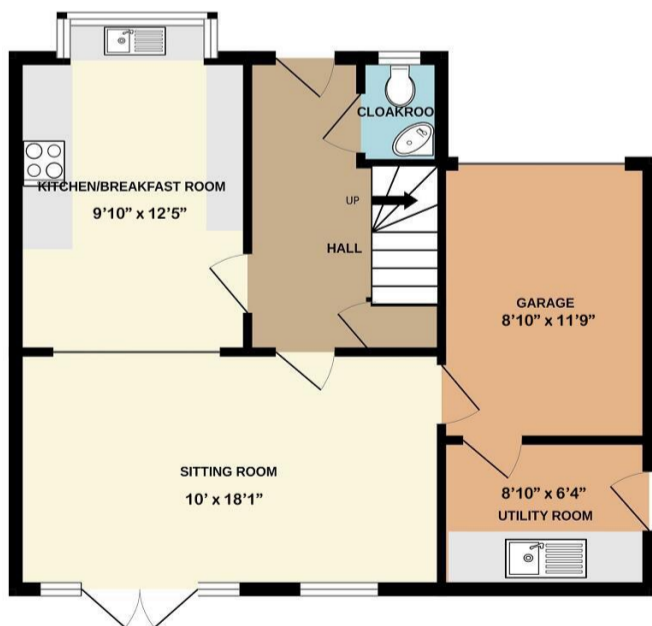
Outside: To the front of the house there is a drive giving good off road parking, next to the house is a small wooded copse area giving amenity space close by. The original garage has been subdivided to create a garage/store at the front with electric door, and a utility room at the rear, the latter houses the gas boiler, has space for washing machine etc. The lovely rear garden is mainly lawn and there is also paved patio, decking and a shed. Pumped drainage to main drain.

Council tax band: E, Tenure: Freehold

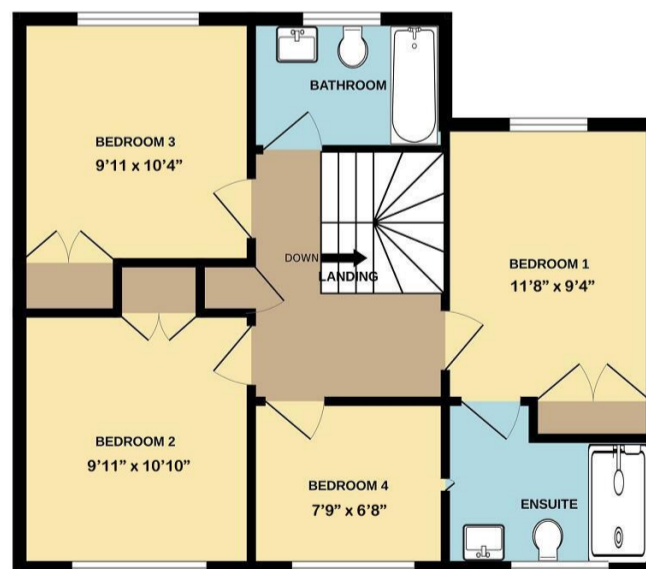
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
 575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
 585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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. 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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