



PETTENGELLS
ESTATE AGENTS

9 Beechwood Avenue, New Milton, Hampshire, BH25 5NB
Asking Price £675,000

9 Beechwood Avenue, New Milton, Hampshire,
BH25 5NB

- Exceptional and roomy home, 150 + Sq M
- Beautiful garden
- Lots of parking
- Stellar living room
- Well appointed kitchen
- Four bedrooms, two on each floor
- Garden cabin/ lodge
- Three bathrooms
- Close to shop and pleasant walks
- Large garage





DECEPTIVELY SPACIOUS AND MOST IMPRESSIVE FOUR BEDROOM, THREE BATHROOM CHALET STYLE BUNGALOW, SPLENDID LIVING ROOM, LARGE GARAGE AND LOVELY GARDEN WITH LODGE/CABIN.

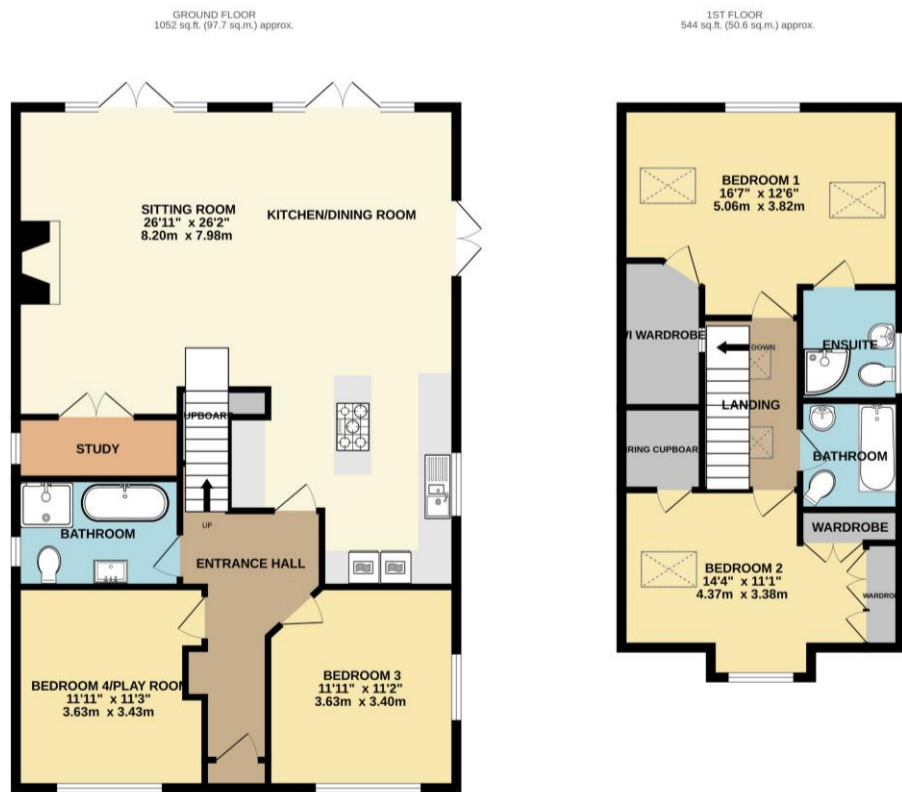
Accommodation: The entrance hall leads to a fabulous large living/dining room, this overlooks and opens out to the garden and also has a separate study area off it. There is a well appointed kitchen with extensive integrated appliances. There are two ground floor bedrooms and a bathroom. This has a feature jacuzzi bath and TV! Upstairs the first floor landing leads to two spacious bedrooms with the main one having a dressing room and ensuite shower room. The other bedroom has fitted wardrobes and there is a main bathroom next door.

Outside: To the front is an extensive paved area giving good off road parking, the driveway also extends along the side of the bungalow via gates. The fine detached garage measuring 19'1" x 13'5" has an electric door to front with ample room for a car plus there is a utility area and a 'gardeners' WC. The wonderful rear garden comprises a decked area adjoining the property. Attractive lawn with shrub borders and an extensive paved area to the rear where there is a large shed and sitting area. There is also a water feature although the vendor may not choose to include this in the sale. There is then a superb garden lodge/ cabin which could have many uses including a home office/ teenager den.

Council tax band: E, EPC: C, Tenure: Freehold

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TOTAL FLOOR AREA : 1606sq.ft. (149.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and the responsibility to take 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 Magic 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. 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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