



PETTENGELLS
ESTATE AGENTS

10 Branksome Close, New Milton, Hampshire, BH25 6BQ
Asking Price £499,950

10 Branksome Close, New Milton, Hampshire, BH25 6BQ

- Conveniently close to town
- Superb detached chalet style home
- Three Bedrooms (one ground floor)
- Conservatory
- Lovely gardens
- Modern kitchen
- Living room with log burner
- Downstairs cloakroom
- Good parking on wide drive
- Carport and garage





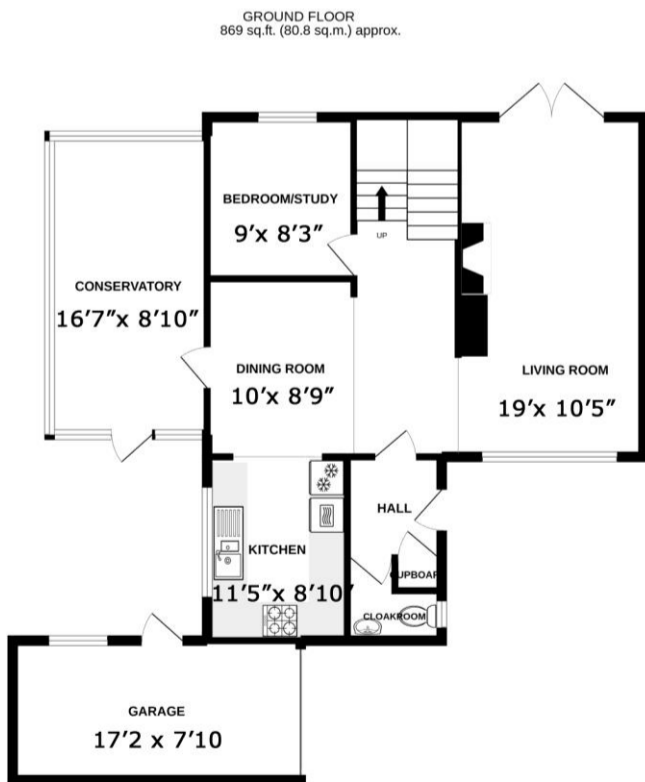
APPEALING AND WELL PRESENTED DETACHED HOUSE, WITH LOVELY GARDEN, MODERN KITCHEN AND CONVENIENTLY SITUATED JUST A SHORT WALK FROM NEW MILTON TOWN CENTRE. ONE OF THE BEDROOMS IS ON THE GROUND FLOOR AND THE CONSERVATORY OVERLOOKS THE REAR GARDEN.
 Accommodation: The entrance hall leads into a main hallway with staircase to the first floor. Open plan design. double aspect living room opens out to the garden and has a log burner. There is a well appointed modern kitchen/dining room overlooking the rear garden and then a lovely conservatory. There is a ground floor bedroom which could alternatively be another reception room, and a downstairs cloakroom. Upstairs there are two good sized bedrooms and a bathroom.

Outside: To the front there is an area of lawn, adjoining this the driveway gives off road parking and leads to a carport and then a single garage with electric door and a personal door to the rear garden. This comprises a lovely lawned area to the side of the house, this has a mature hedge border and paved patio adjoining the property. There is then an extensive further paved patio extending along the rear of the house.

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



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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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