



PETTENGELLS
ESTATE AGENTS

41 Marryat Way, Bransgore, Hampshire, BH23 8FG
Asking Price £725,000

41 Marryat Way, Bransgore, Hampshire, BH23 8FG

- Detached property with flexible accommodation
- Three Bedrooms, potential fourth
- Three bathroom (two ensembles) & cloakroom
- Lovely living room, smart heating system
- Impressive kitchen/breakfast room
- Dining room/potential bedroom four
- Double garage plus extensive drive
- Summer house/home office
- Approx floor area 1720 sq ft
- Superb rural outlook to rear

View from rear garden





WELL APPOINTED DETACHED PROPERTY OFFERING FLEXIBLE ACCOMMODATION, DOUBLE GARAGE & SUPERB RURAL BACKDROP.

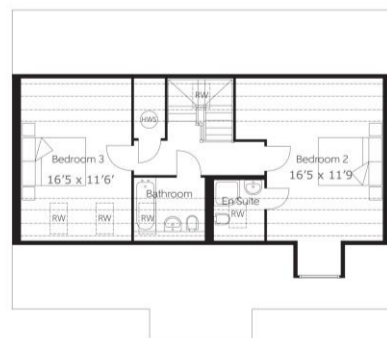
Accommodation: A covered entrance porch leads to the front door which in turn leads into a good sized hallway with downstairs cloakroom. There is a modern fitted kitchen/breakfast room with built in appliances and a separate dining room which could be a fourth bedroom. The living room has double doors opening out to the delightful rear garden. There is a main ground floor bedroom with ensuite shower room and doors opening out to the rear garden. To the first floor there are two large double bedrooms, one of which has an ensuite, plus an additional family bathroom.

Outside: To the front of the property the double width driveway offering ample parking and leading to the detached double garage (19'9 x 19'6). There is a small lawned area with flower and shrub borders. The rear garden is superb feature of the property with a rural backdrop with lovely views over farmland. There is a paved patio and a good sized lawned area with various flower and shrub borders, vegetable beds and fruit trees. There is also an insulated summer house/home office (13'6 x 9'10) which also enjoys a splendid outlook across the fields.

EPC: B, Council tax band: F, Tenure: Freehold

PETTENGELLS
ESTATE AGENTS

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



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