



**PETTENGELLS**  
ESTATE AGENTS

20 Velvet Lawn Road, New Milton, Hampshire, BH25 5GE  
Asking Price £575,000

20 Velvet Lawn Road, New Milton, Hampshire,  
BH25 5GE

- Sought after location, edge of development.
- Four Bedrooms
- Living Room
- Kitchen
- Dining Room
- Family Room
- Bathroom & En-Suite Shower Room
- Attached Garage plus large shed
- Lovely Gardens
- Good off road parking







**IMPRESSIVE HOUSE IN SOUGHT AFTER LOCATION NEXT TO BALLARD WOODS.**

**Accommodation:** The entrance hall leads to the impressive living room which has a feature fireplace and then in turn opens to the dining/family room, this overlooks the rear garden. There is a well appointed kitchen, again looking over the rear garden and this has an archway into the large breakfast room, there is also a downstairs cloakroom. Upstairs are four well proportioned bedrooms, none of which are small, bedroom one has an ensuite shower room and there is a main bathroom.

**Outside:** The house sits on an impressive particularly wide plot with mainly lawned garden to the front and paved driveway giving good off road parking, this then leads to the garage with electric up and over door and an integral door to the house at the rear. The rear garden has paved and lawned areas. with shrub borders and to the side there is a impressive large shed. Lovely location next to Ballard Woods leading to Water Meadows, picture 10.

EPC: D, 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



**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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