



**PETTENGELLS**  
ESTATE AGENTS

Wellswood, 9 Cull Lane, New Milton, Hampshire, BH25 5QQ  
Asking Price £425,000

Wellswood, 9 Cull Lane, New Milton, Hampshire,  
BH25 5QQ

- Spacious chalet bungalow
- Quiet location
- Sunny aspect garden
- Driveway and garage
- Three double bedrooms
- Living room
- Large kitchen
- Shower room
- Available quickly
- Sole agents





**DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED CHALET STYLE BUNGALOW, OFFERED CHAIN FREE, SITUATED IN A QUIET LEAFY LANE CLOSE TO THE EDGE OF THE NEW FOREST NATIONAL PARK.**

**Accommodation:** The spacious porch leads to the lovely hallway. This opens to the lounge which is bright, has a feature fireplace and opens to the garden. For a bungalow of this age this property benefits from a very spacious kitchen/dining room, again overlooking the rear garden, and also housing the gas boiler. There is a ground floor bedroom with large built in wardrobe, a shower room and separate cloakroom. A staircase leads to the first floor landing which accesses two further bedrooms, both doubles and a first floor cloakroom/WC.

**Outside:** To the front there is an area of garden, adjoining which the drive gives off road parking this leads to the integral garage measuring 5m x 2.75m with power supplied and integral door to the hallway of the property. The rear garden enjoys an ideal south westerly aspect comprising lawn and paved areas as well as a greenhouse and a shed.

EPC: E, Council tax band: D, 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: 1212 sq.ft. (112.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
 Made with Metropix 12/2014

**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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