PETTENGELLS
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3 Velvet Lawn Road, New Milton, Hampshire, BH25 5GE
Asking Price £695,000

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

- Chain free sale
- Spacious, well appointed house
- Large rear garden backing onto woodland
- Well appointed Kitchen/Breakfast Room
- Four Bedrooms plus study/bedroom 5
- Large living Room
- Bathroom & Ensuite
- Dining room
- Double garage
- Owned from new by seller

WE ARE DELIGHTED TO OFFER THIS SPACIOUS FAMILY HOME WITH LOVELY GARDEN AND ADJOINING WONDERFUL WOODLAND WALKS.

Accommodation: A welcoming entrance hall leads into the impressive large living room, with double doors then opens to the dining room. The well appointed kitchen/breakfast room has an adjoining utility room and this leads outside. There is a downstairs cloakroom and a study/potential ground floor fifth bedroom. Upstairs the first floor landing leads to the four bedrooms, three of which are good doubles and one a large single. Bedroom one has extensive fitted furniture giving lots of wardrobe space and also the benefit of an ensuite bathroom. There is then a main family bathroom.

Outside: To the front of the house there are shrubs and hedging, the driveway gives off road parking and leads to the double garage. The rear garden is a splendid feature of the house and has a good sized lawned area. There is extensive paving adjacent to the property.

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

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

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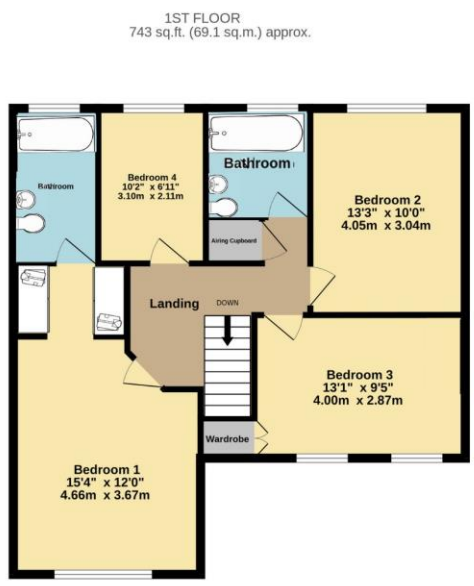

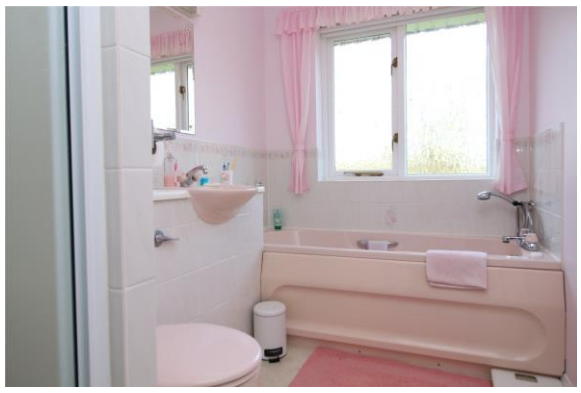

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. 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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