



**PETTENGELLS**  
ESTATE AGENTS

15 Ubsdell Close, New Milton, Hampshire, BH25 5NW  
Asking Price £595,000

15 Ubsdell Close, New Milton, Hampshire, BH25 5NW

- Appealing modern home
- Sought after location
- Charming south facing garden
- Driveway & Garage
- Three double bedrooms
- Beautiful family room overlooking garden
- Living room
- Well appointed kitchen
- Bathroom & ensuite
- Vendor suited





DELIGHTFUL DETACHED HOME SITUATED IN A QUIET ENCLAVE CLOSE TO BALLARD LAKE AND WATER MEADOW, AS WELL AS THE TOWN CENTRE AND STATION.

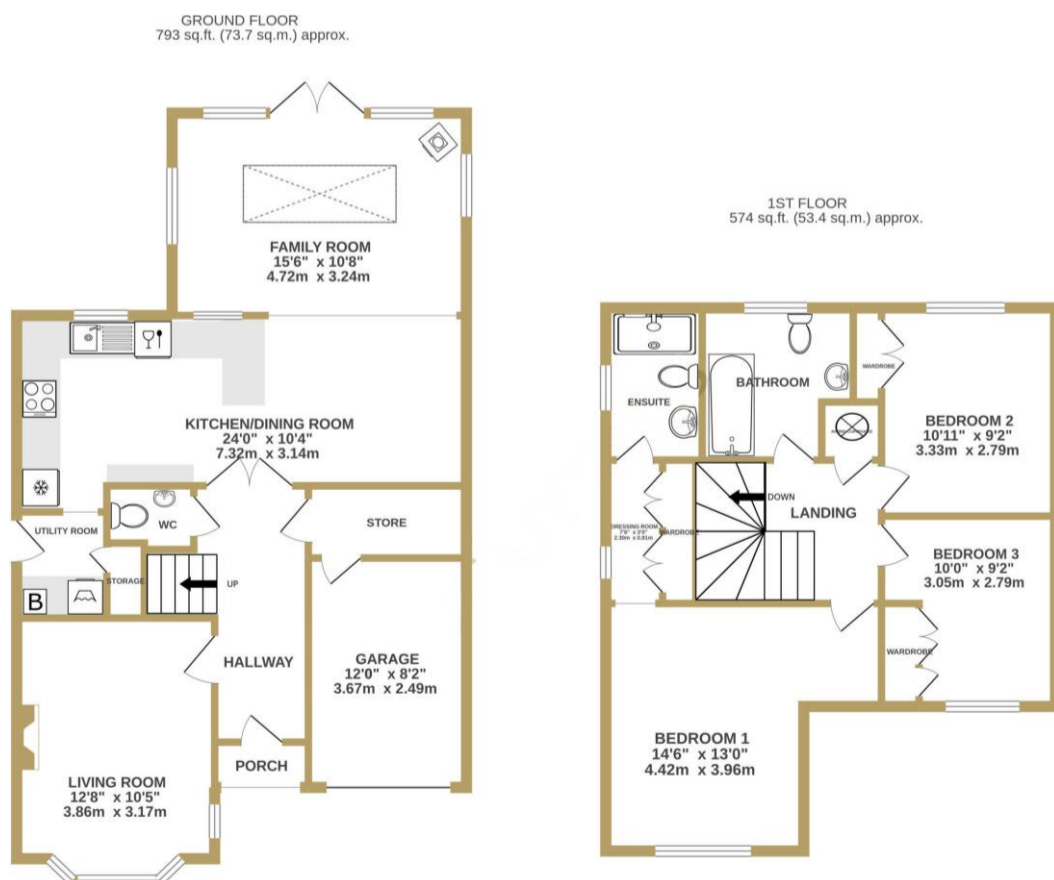
**Accommodation:** The entrance hall leads into an impressive living room. The splendid kitchen is well appointed, overlooks the rear garden and there is a separate utility room. There is a dining area and then a fine family room, the latter being an extension to the original house, having a feature lantern roof and log burner. There is a downstairs cloakroom and the aforementioned access to the garage/larder. The first floor landing leads to the three double bedrooms with bedroom one having a dressing area and ensuite shower room, plus there is a family bathroom.

**Outside:** To the front there is a small area of garden and adjoining this a double width drive gives off road parking and there is then an integral single garage. This has currently been sub divided to create a garage store at the front for bikes etc and then a useful larder area to the rear. The superb approx south facing rear garden has lawned area, shrub and hedge borders, two large paved patio areas and a shed.

Council tax band: E, Tenure: Freehold

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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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