



**PETTENGELLS**  
ESTATE AGENTS

Northacre, Bashley Road, New Milton, Hampshire, BH25 5RY  
**Asking Price £350,000**

Northacre, Bashley Road, New Milton,  
Hampshire, BH25 5RY

- Bungalow with agricultural occupancy condition
- Within New Forest National Park
- Lovely gardens
- Lots of parking
- Large living room
- Kitchen
- Three double bedrooms
- Bathroom and second WC
- Electric heating





THREE BEDROOM BUNGALOW IN LOVELY VILLAGE LOCATION. PRICED WELL BELOW NORMAL MARKET VALUE TO REFLECT THAT IT HAS AN AGRICULTURAL TIE, PLEASE LOOK INTO THIS BEFORE VIEWING REQUEST TO SEE IF YOU MAY QUALIFY. IT MAY ALSO BE CHALLENGING TO GET A MORTGAGE FOR THIS REASON.

Accommodation: There is an entrance hall leading into a kitchen and then in turn the spacious living room. Off the kitchen is a rear porch. There are three bedrooms, a bathroom and an inner hall and cloakroom/WC.

Outside: The bungalow is approached via a shared driveway which we understand is owned by the Nursery but Northacre obviously has right of way to the bungalow. Adjoining the property there is lots of off road parking as well as space to turn plus a large workshop and there are attractive, mainly lawned gardens to the front, side and rear, plus a garden shed. There is a paved patio.

Council tax band: D, 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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