

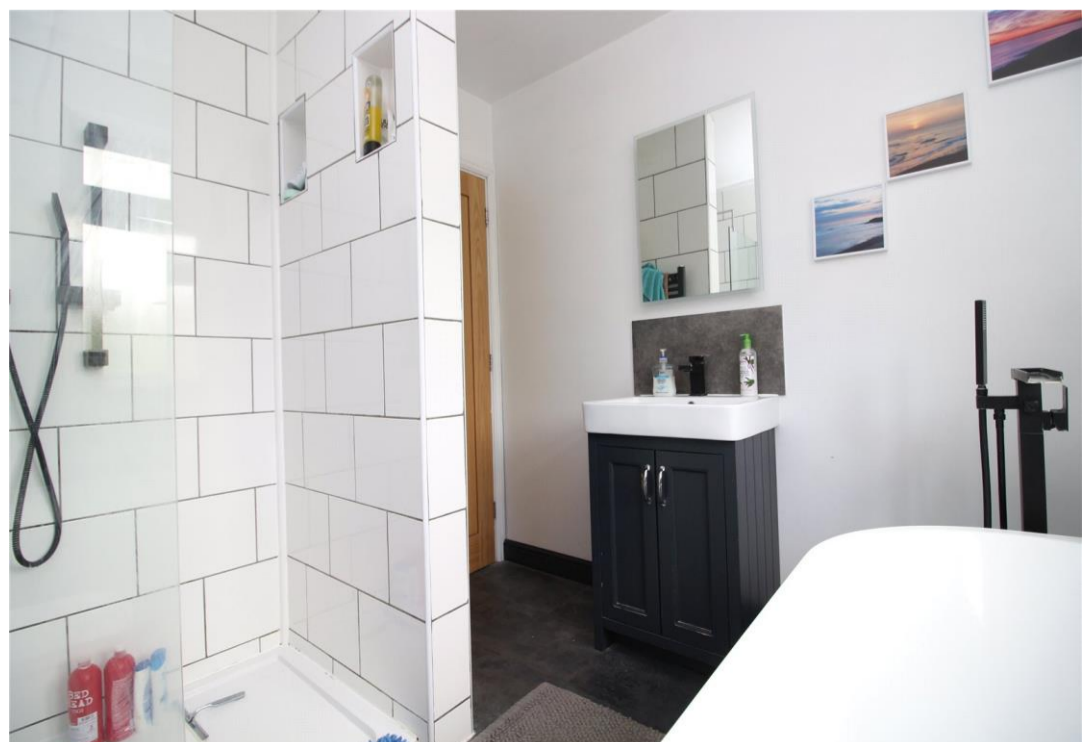


**PETTENGELLS**  
ESTATE AGENTS

1 Worthy Road, New Milton, Hampshire, BH25 6SW  
Asking Price £485,000

1 Worthy Road, New Milton, Hampshire, BH25 6SW

- Detached character home
- Private lane
- Driveway and garage
- Pleasant garden
- Living room with log burner
- Kitchen
- Dining/family room
- Well appointed bathroom
- Three bedrooms
- Gas central heating - modern boiler





MOST IMPRESSIVE DETACHED CHARACTER HOME SITUATED IN A TUCKED AWAY LANE BUT CONVENIENTLY CLOSE TO NEW MILTON TOWN/STATION.

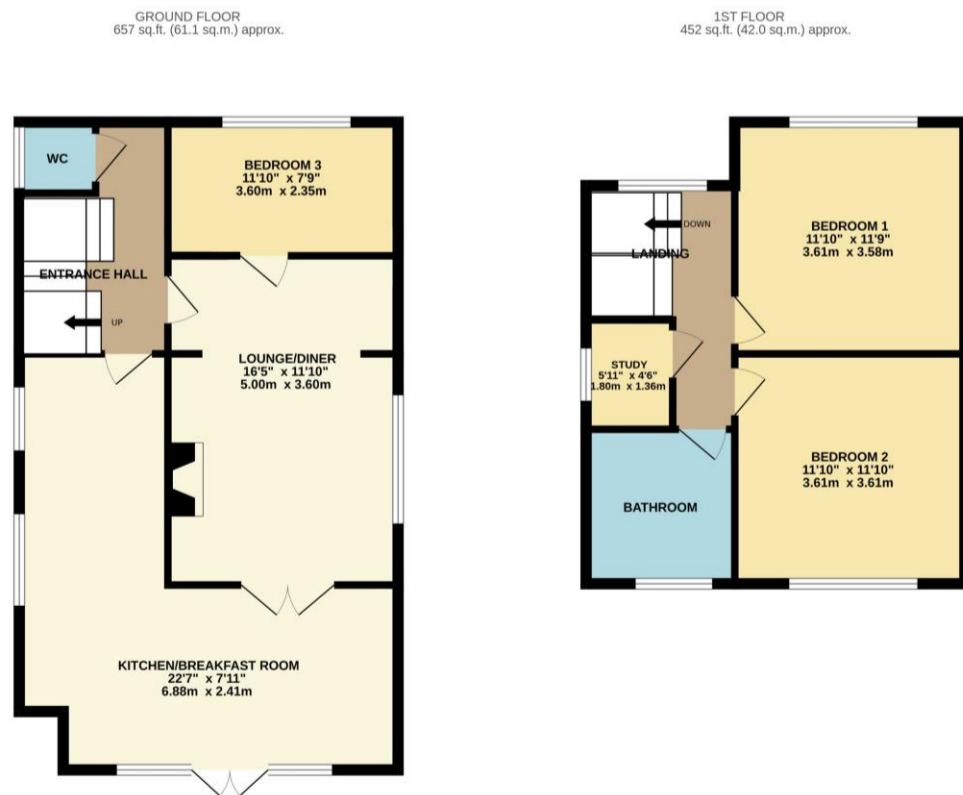
Accommodation: The entrance hall leads into a welcoming living room where there is a fireplace with log burner. The impressive kitchen then leads into an impressive dining/family room overlooking the garden. There is a ground floor third bedroom and a cloakroom. Upstairs the landing leads to the two main bedrooms. There is a lovely bathroom with bath and shower, and a study/home office/potential nursery.

Outside: To the front of the house the driveway gives off road parking and towards the end of this is a single garage. There are lawned gardens with shrub borders to the front side and rear, the latter being a particularly secluded area where there is also paved patio adjoining the house.

EPC: D, 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: 1109 sq.ft. (103.1 sq.m.) approx.  
 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, omissions 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 is given 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. 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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