



**PETTENGELLS**  
ESTATE AGENTS

22a Oak Road, New Milton, Hampshire, BH25 5BE  
**Asking Price £675,000**

22a Oak Road, New Milton, Hampshire, BH25 5BE

- Splendid detached bungalow
- Superb large annexe
- Driveway & garage
- Garden
- Four bedrooms in total
- Two fine kitchens
- Two lounges
- Two bathrooms
- Flexible accommodation
- Very spacious







Accommodation: Main bungalow: The entrance hall includes a cupboard housing the boiler for the gas fired central heating and leads into a lovely bright living/dining room and there is then a modern and well-appointed kitchen. There are three bedrooms, a shower room and a second WC/cloakroom. From one of the bedrooms there is then an interconnecting door through to the annexe. This has its own independent front door which opens into the splendid kitchen which has a feature lantern roof and is very well appointed and also has a breakfast bar. There is then a doorway to the superb living room/dining room and then a bedroom with ensuite bathroom. Annexe has electric heating. No bedroom pictures shown.

EPC: D, Council tax main: D, Council tax annexe: D, Tenure: Freehold

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**TOTAL FLOOR AREA : 1589 sq.ft. (147.7 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, 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 is given as to their operability or efficiency can be given.

**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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