



PETTENGELLS
ESTATE AGENTS

1 Velvet Lawn Road, New Milton, Hampshire, BH25 5GE
Asking Price £800,000

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

- Five bedrooms and study
- Two ensembles plus bathroom
- Double garage
- Conservatory
- Splendid garden lodge
- Impressive rear garden
- Sought after location
- Large living room
- Dining room and conservatory
- Kitchen/breakfast room





SUPERB FIVE BEDROOM, FOUR RECEPTION ROOM FAMILY HOME.

Accommodation: The impressive and welcoming entrance hall opens to a superb large living room and in turn to a conservatory and a spacious dining room. There is a downstairs cloakroom, a study, a kitchen/breakfast room and a separate utility room which also houses the boiler for the gas central heating. Upstairs the landing leads to five impressive bedrooms, the two main bedrooms have fitted wardrobes and ensuites and there is then a family bathroom.

Outside: The house sits on a magnificent large plot and backs onto a wooded area. The driveway gives good off road parking, has turning space and leads to the adjoining double garage measuring 17'10" x 17', this also has a pitched roof ideal for storage, power supplied and personal door to the rear garden. There is an area of lawned front garden with shrub borders. A paved patio then extends along the side of the house to a further paved area, ideal perhaps for alfresco dining to the rear. There is then wonderful large lawned area with shrub borders. There is a summer house and a gate to the rear section where there is a superb large garden lodge this is divided into two rooms the first measuring 8.06m x 3.42m, and the second measures 3.45m x 3.48m this has power supplied and would make ideal home working space or perhaps teenager den. There are air conditioning units.

Council tax band: G, Tenure: Freehold

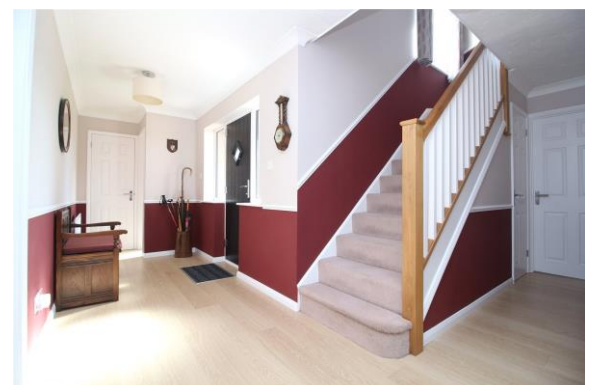
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1952 sq.ft. (181.4 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 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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