



**PETTENGELLS**  
ESTATE AGENTS

Peppercorn Cottage, 44 Barton Common Lane, Barton On Sea, Hampshire, BH25 5PS  
Asking Price £1,395,000

## Peppercorn Cottage, 44 Barton Common Lane, Barton On Sea, Hampshire, BH25 5PS

- Spacious thatched cottage
- Lovely private gardens
- Situated down a quiet private lane
- Subject to probate
- Double garage & workshop
- Currently two bedrooms but could be reconfigured
- Large living room
- Spacious kitchen/dining room
- Bathroom and shower room





**DELIGHTFUL ATTRACTIVE PERIOD THATCHED COTTAGE OFFERED 'CHAIN FREE'.**

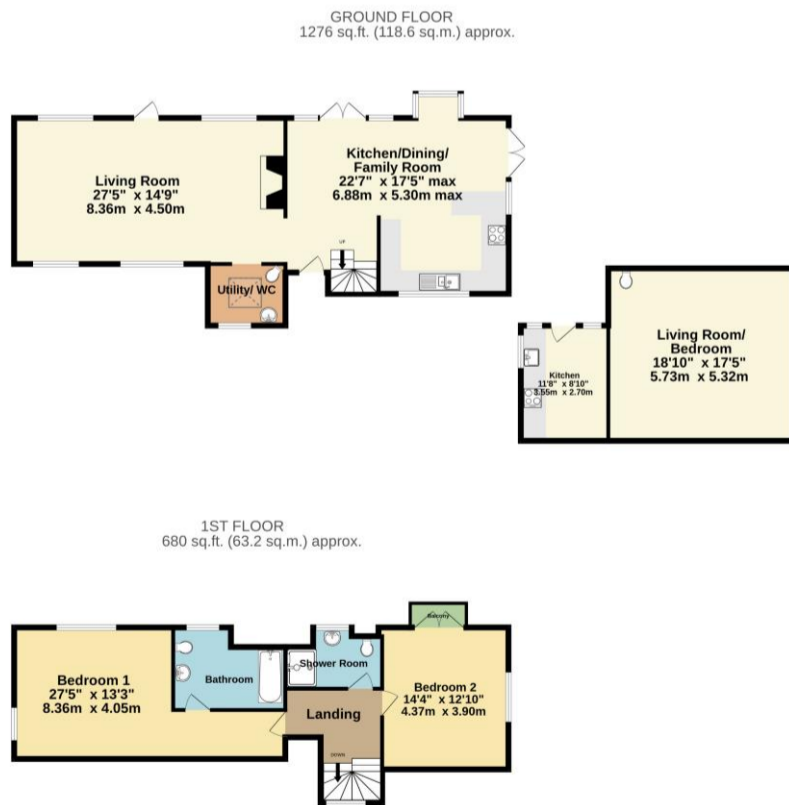
**Accommodation:** The entrance hall leads into a splendid large living room with attractive fireplace. There is also a superb spacious kitchen/dining/family room with underfloor heating and a downstairs cloakroom. Upstairs could be reconfigured to provide three bedrooms, however currently there are two bedrooms and two bathrooms

**Outside:** The cottage sits on a lovely secluded plot with delightful mainly lawned gardens to the front, side and rear. There are also flower and shrub borders as well as paved patio, shed and woodstore. The large detached garage building could easily accommodate cars but has been converted to provide a sizeable storeroom and there is an additional workshop/utility area and this also currently has a kitchenette fitted.

Council tax band: E, Tenure: Freehold

**PETTENGELLS**  
ESTATE AGENTS

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



TOTAL FLOOR AREA: 1956 sq.ft. (181.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other parts 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.  
Made with MapInfo 10.0.2

**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.



**PETTENGELLS**  
ESTATE AGENTS

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