



PETTENGELLS
ESTATE AGENTS

Hillgrove, Barrswood Drive, New Milton, Hampshire, BH25 5HP
Asking Price £1,250,000

Hillgrove, Barrswood Drive, New Milton, Hampshire, BH25 5HP

- Prestigious residence in sought after road
- Wonderful private gardens
- Splendid multi car garage
- Great potential
- Four bedrooms
- Living room & separate dining room
- Conservatory
- Kitchen/breakfast room
- Overall plot 0.4 acres
- Lift between floors





SPLENDID CHARACTER HOME IN HIGHLY DESIRABLE LOCATION. ARGUABLY ONE OF THE LAST 'UNSPOILT' GRAND HOUSES IN NEW MILTON.

Accommodation: The splendid entrance hall leads to a wonderful bright living room with open fire. There is an additional reception room at the front which used to be the dining room, there is a downstairs cloakroom and then a well appointed kitchen/breakfast room. This has a separate utility room adjoining, and there is a large impressive conservatory overlooking the rear garden. Please note: This house has a lift between the ground and first floors. The first floor landing leads to the four double bedrooms and bathroom.

Outside: This property sits on a wonderful large plot with splendid gardens all around and particularly to the rear where there are delightful lawned and wooded areas as well as attractive flower and shrub borders. There are various sheds. The driveway leads along the side of the house to the superb large detached multi car garage 8.3m x 7.2m with wide electric door. Additional work shop area.

EPC: D, Council tax band: F, Tenure: Freehold

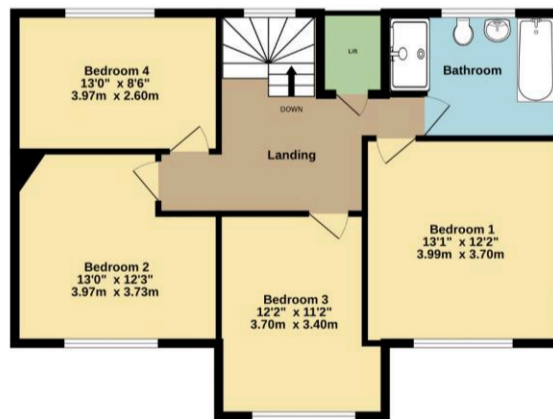
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1942 sq.ft. (180.4 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. 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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