



PETTENGELLS
ESTATE AGENTS

Paddock Rise, 5 Brockhills Lane, New Milton, Hampshire, BH25 5QL
Asking Price £579,000

Paddock Rise, 5 Brockhills Lane, New Milton,
Hampshire, BH25 5QL

- Modern house approx 5 years old
- Chain free sale
- Driveway to front
- Pleasant garden
- Living room with log burner
- Well appointed kitchen
- Four Bedrooms
- Bathroom & ensuite
- Close to New Forest National Park
- Remainder of new build warranty





IMPRESSIVE MODERN FAMILY HOME CLOSE TO THE EDGE OF THE NEW FOREST NATIONAL PARK, OFFERED AS A 'CHAIN FREE' SALE. Internal pictures from when home was new.

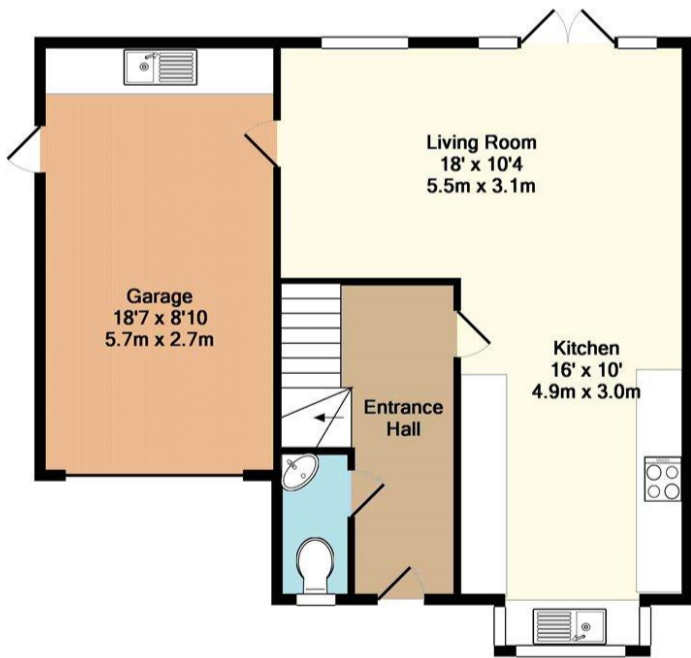
The entrance hall leads into a superb living room with log burner. The open plan design then extends to the well appointed kitchen/dining room, and there is a cloakroom. To the rear of the garage is a utility area full stop. The first floor landing leads to the four bedrooms, three doubles and a single. There is an ensuite shower room to the main bedroom and a family bathroom.

Outside: There is an area of lawn front garden and a paved drive giving off for a parking. This leads to the integral single garage (with utility area to the rear) which has an electric door to front. The rear garden enjoys a westerly aspect and comprises mainly lawn and patio with shrubs at the bottom of the garden giving screening. Pumped drainage to main drain.

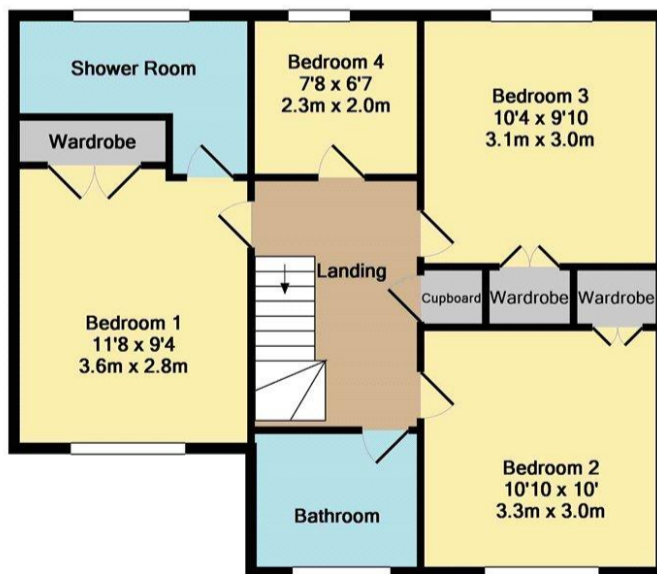
EPC: B, Council tax band: E, Tenure: Freehold

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



GROUND FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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