



**PETTENGELLS**  
ESTATE AGENTS

102 Doe Copse Way, New Milton, Hampshire, BH25 5GN  
Asking Price £499,950

102 Doe Copse Way, New Milton, Hampshire,  
BH25 5GN

- Fine detached home offered chain free
- Close to lovely woodland walk
- Driveway and garage
- Impressive garden
- Large living/dining room
- Modern conservatory
- Impressive kitchen/breakfast room
- Three bedrooms
- Bathroom and ensuite
- Separate utility room & downstairs cloakroom





**SUPERB DETACHED THREE BEDROOM HOME OFFERED CHAIN FREE.**

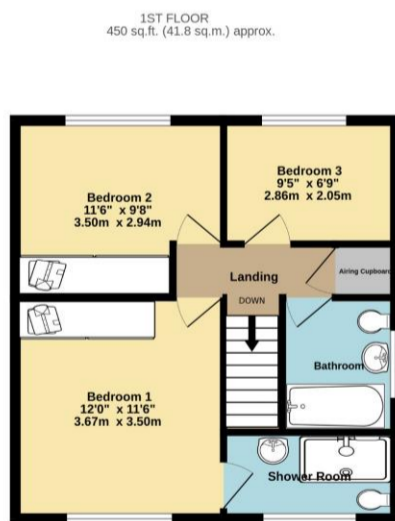
**Accommodation:** The entrance hall leads into an impressive living/dining room and there is then a fine (recently) new conservatory with lovely outlook over the garden. The well-appointed kitchen/breakfast room with integrated appliances also overlooks the garden and there is a separate utility room and downstairs cloakroom. The first floor landing opens to the three bedrooms. Bedroom one has an ensuite shower room and there is a modern family bathroom.

**Outside:** There's an area of front garden, the drive goes off-road parking for two cars and leads to the garage which can also be accessed off the utility room. The partly walled rear garden is a lovely feature with lawned and paved areas as well as some shrubs, hedging and a shed.

**EPC:** D, **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



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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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