



PETTENGELLS
ESTATE AGENTS

20 Ubsdell Close, New Milton, Hampshire, BH25 5NW
Offers Over £660,000

20 Ubsdell Close, New Milton, Hampshire, BH25 5NW

- Spacious family home in great location
- Wonderful flexible accommodation
- Two driveways - lots of parking
- Snug with log burner
- South Westerly garden
- Fantastic outbuildings giving WFH options
- Four bedrooms
- Two bathrooms
- Impressive high spec' kitchen
- Living room/TV lounge





FABULOUS FAMILY HOME WITH WELL PRESENTED AND FLEXIBLE ACCOMMODATION ON BOTH FLOORS. There is a magnificent open plan family space overlooking the rear garden and with bi-fold doors leading outside. The property has the unusual benefit of two separate driveways giving lots of off-road parking and there are numerous interesting outbuildings.

The Property
Tucked away in a peaceful cul-de-sac, this 4-bed, 2-bath detached family home offers a rare blend of countryside tranquillity and coastal charm. Light-filled and inviting, it's designed for families craving space, comfort, and flexibility. With two dedicated garden offices for effortless remote working and the train station just a short walk away for stress-free commuting, it's perfect for modern living. Close to both the New Forest and the beach, and award-winning Ballard School (2024 Independent School Awards), it promises a lifestyle where nature, convenience, and community come together seamlessly.

Accommodation: The entrance hall leads into a splendid and well appointed quality kitchen, and this then leads into the extended dining and snug areas with the latter having a feature log burner. Bi-fold doors open out to the garden. There is then a family room/potential ground floor fourth bedroom and at the front of the house a further reception room/TV lounge. Under the stairs is a useful downstairs cloakroom and the garage is currently used for storage plus has a utility area at the rear. The house was built originally with four first floor bedrooms but the two smaller bedrooms have currently been combined by the current owner to create a large third bedroom. So the first floor landing now leads to three very generous double bedrooms. Bedroom one has fitted wardrobes and an ensuite shower room, bedroom two also has fitted wardrobes. There is a lovely family bathroom with shower cubicle.

Outside: This house has the great benefit of driveways to the front and rear. The front driveway is double width, i.e. for two cars and leads to the integral garage. The rear driveway comes off Leigh Road via gates and gives extensive additional parking and leads to various outbuildings, i.e. currently sheds and then an impressive modern garden room/home office. There is then a small pond/water feature leading to the main rear garden which enjoys in an approx south westerly aspect, i.e. perfect for afternoon sunshine. There is there are lawned and paved areas as well as shrubs and then a summer house which also benefits from a kitchenette and cloakroom.

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

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Total floor area 188.0 m² (2,024 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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