

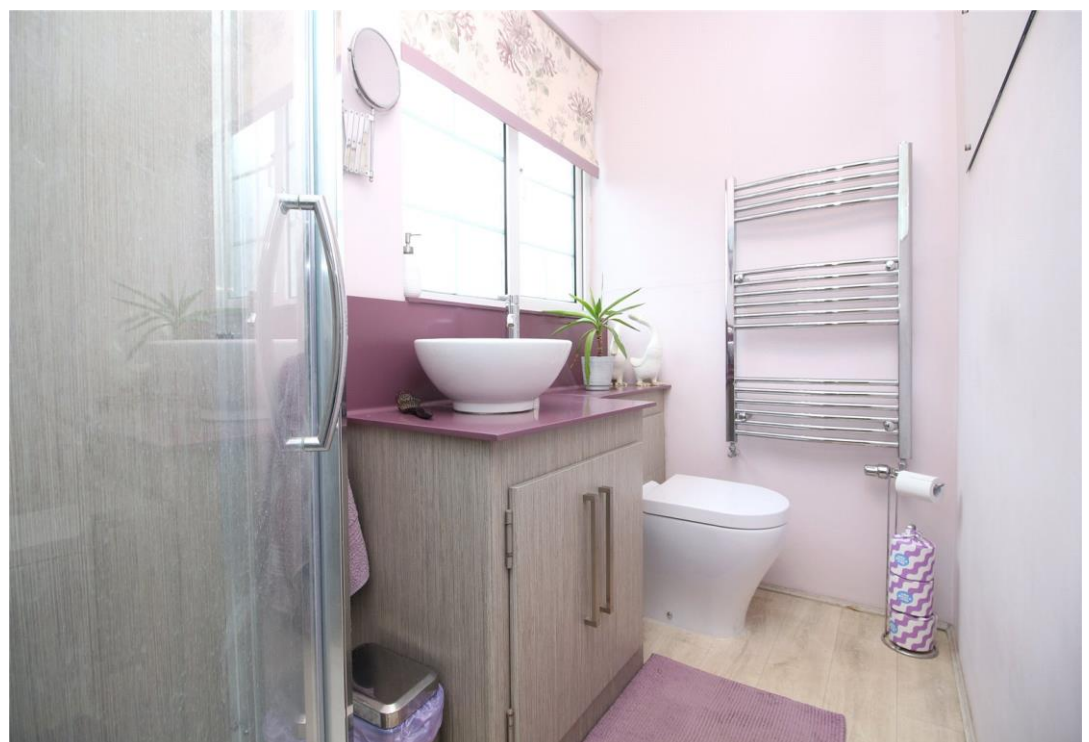


PETTENGELLS
ESTATE AGENTS

16 Deerleap Way, New Milton, Hampshire, BH25 5EU
Asking Price £529,950

16 Deerleap Way, New Milton, Hampshire, BH25 5EU

- Impressive detached house
- Three/four bedrooms
- Living room with log burner
- Well appointed kitchen/family room
- Downstairs cloakroom
- Ground floor bedroom/study
- Bathroom & ensuite
- Garage
- Gardens
- Pleasant location





IMPRESSIVE SPACIOUS HOME WITH MANY DESIRABLE FEATURES INCLUDING A LARGE LIVING ROOM WITH LOG BURNER AND A SUPERB WELL APPOINTED KITCHEN/FAMILY ROOM.

Accommodation: The entrance hall leads into a superb living room with an log burner. There is a spacious and well appointed kitchen/dining room which overlooks the rear garden and kitchen has the benefit of high quality granite work surfaces and within this room is also the boiler for the gas-fired central heating. There is a downstairs cloakroom and a ground floor fourth bedroom/ potential study. The first floor landing leads to three double bedrooms. Bedroom one has an ensuite shower room and there is a family bathroom.

Outside: To the front is an area of mainly lawned garden. To the side is a driveway giving off a parking and leading to the garage. This has in fact been converted to create a storage area at the front and a utility room to the rear. The rear garden has an impressive large decked area adjoining the house. The hot tub is negotiable i.e not included. There is then an area of artificial grass.

EPC: C, Council tax band: E, Tenure: Freehold, Approx floor area: 1600 sq ft

PETTENGELLS
ESTATE AGENTS

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



*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.

16 Deerleap Way, New Milton



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