



**PETTENGELLS**  
ESTATE AGENTS

Rose Cottage, 61 Oak Road, New Milton, Hampshire, BH25 5BD

**Asking Price £475,000**

Rose Cottage, 61 Oak Road, New Milton,  
Hampshire, BH25 5BD

- Beautiful character home
- Impressive gardens
- Garage plus lots of parking
- Lovely living room
- Dining/family room
- Conservatory
- Kitchen overlooking garden
- Three bedrooms
- Bathroom and ensuite
- Viewing recommended





ROSE COTTAGE IS AN ATTRACTIVE CHARACTER HOUSE WITH IMPRESSIVE ACCOMMODATION INCLUDING THREE RECEPTION ROOMS, THREE BEDROOMS AND TWO BATHROOMS. OWNERS SELLING FAMILY HOME AFTER 27 HAPPY YEARS! The property has always been maintained to a high standard by the current owners. They are now looking to downsize as family have grown up. 15 minute walk to mainline railway station with excellent links to surrounding area and London.

Accommodation: There is an entrance porch which leads into an entrance hallway. There is a living room overlooking the rear garden which leads into a conservatory which also overlooks the front garden. There is then a further large reception room, perhaps a dining room, family room or even a ground floor fourth bedroom, which like the living room has a feature fireplace. The galley style kitchen overlooks the rear garden and also houses a modern gas boiler for the central heating, excellent storage making efficient use of layout. There is a downstairs cloak room. Upstairs the landing leads to three double bedrooms, one of which has an ensuite shower room, plus there is a family bathroom.

Outside: A five bar gate opens to the driveway which gives good off road parking as well as space to turn and there is also a single garage and shed. A pathway then leads to the impressive large front garden which has lawn areas as well as tiered borders with shrubs. This is a safe space for children as overlooked by family room and conservatory. The rear garden was recently professionally landscaped at great expense, with extensive paved area adjoining the house, where there are also further sheds and then steps lead up to a lovely lawned area where there is also further paving, a summer house and a greenhouse.

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

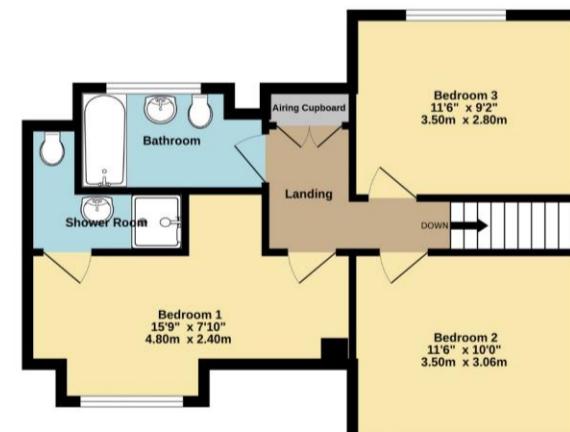
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GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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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