



PETTENGELLS
ESTATE AGENTS

33b South Street, Pennington, Hampshire, SO41 8EA
Guide Price £535,000

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- New detached single storey home ready spring 2025 built by renowned local family builder.
- Excellent spec German kitchen with Bosch integrated appliances.
- Superb new bathroom & ensuite - Duravit sanitary ware
- Under floor heating and LED lighting throughout
- Energy efficient air source heat pump
- EV charging point
- Parking on paved driveway for two cars
- Landscaped garden
- Dedicated loft storage area
- New build warranty

Built to a high spec including:

German kitchens and worktops supplied by Cloppenburg in New Milton (based inside Bradbeers)

Full appliance pack (excluding washing machine)

Water heated underfloor heating throughout, with additional electric towel radiators in the bathrooms

Hot water and heating operated by air source heat pumps

LVT (Kardean) flooring in entrance hall, kitchen, lounge and bathrooms. Carpet in bedrooms

Duravit sanitary ware

Tiled bathrooms where required

EV charging points

100% low energy lighting

UPVC windows and bi-fold doors. Composite security front door

Dedicated storage space in loft

Porcelain patios, Lawn laid to grass

Block paved driveways

Built to the latest building regulations making them warm in the winter, cool in the summer and economical to run.

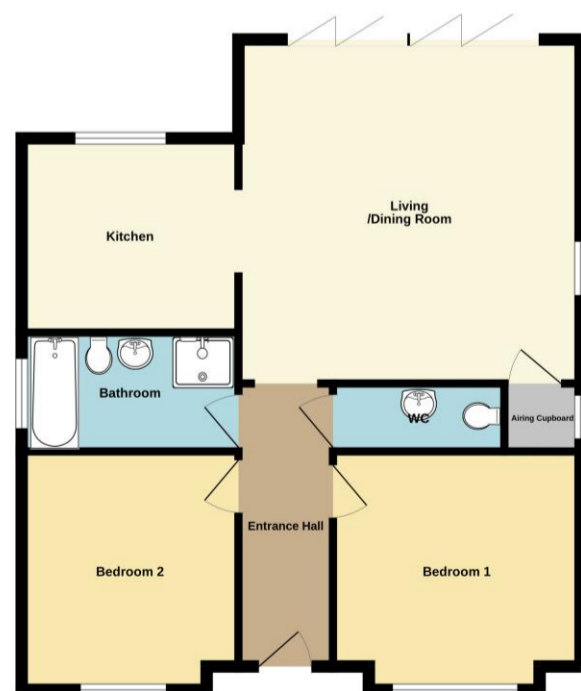
10 year structural warranty

BRAND NEW DETACHED BUNGALOW, ONE OF TWO, CURRENTLY UNDER CONSTRUCTION, READY SPRING 2025, FURTHER DETAILS ON REQUEST. VISUAL AND FLOORPLAN FOR GUIDANCE ONLY (TREE-LINED BACKDROP ON VISUAL NOT ACCURATE)

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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