



**PETTENGELLS**  
ESTATE AGENTS

25 Osborne Road, New Milton, Hampshire, BH25 6AG  
Asking Price £560,000

25 Osborne Road, New Milton, Hampshire, BH25 6AG

- Impressive home close to town
- South facing garden
- Driveway and garage
- Well presented accommodation
- Large living/dining room
- Kitchen overlooking garden
- Three double bedrooms
- Bathroom plus
- Ensuite
- Viewing recommended





**MOST IMPRESSIVE DETACHED FAMILY HOME CONVENIENTLY SITUATED WITHIN WALKING DISTANCE TO NEW MILTON TOWN/STATION. MERITS INCLUDE A BATHROOM PLUS ENSUITE AND A SOUTH FACING GARDEN**

**Accommodation:** The entrance hall leads into a superb large living/dining room which is broadly L-shaped and overlooks the rear garden. There is an impressive kitchen that enjoys the same outlook and a downstairs cloakroom. The first floor landing has a useful area that could work as a study/home office zone. Bedroom one is a very generous size and has fitted wardrobes and a fine ensuite bathroom with separate shower. There are two further double bedrooms and a family bathroom.

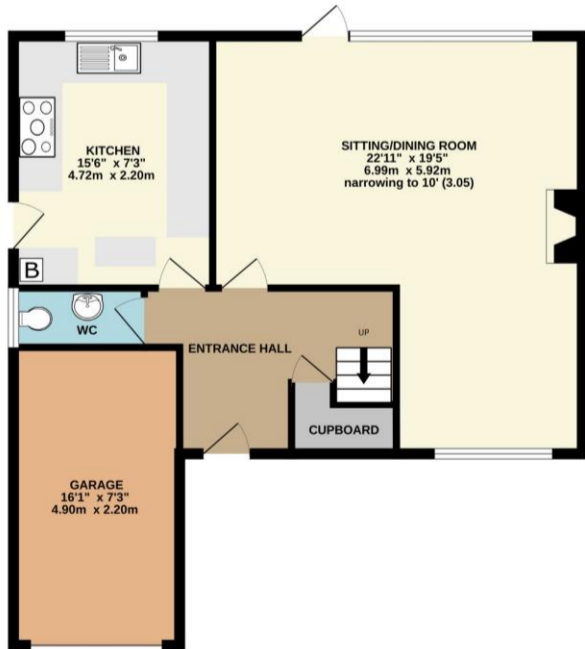
**Outside:** To the front there's an area of garden and adjoining this the drive gives good off-road parking and leads to the garage. The rear garden is a great feature and enjoys an approximate southerly aspect with lawn paved areas and shrub borders.

EPC: D, Council tax band: E

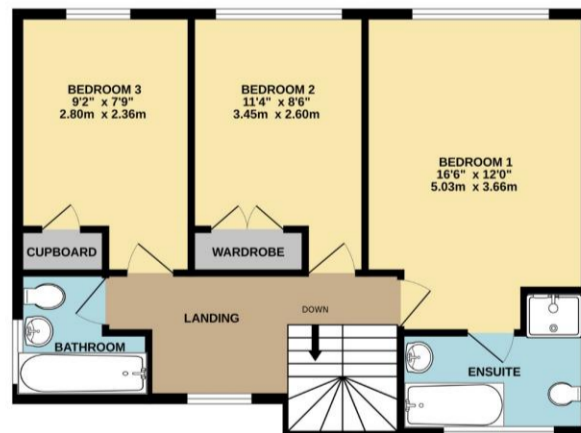
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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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