



**PETTENGELLS**  
ESTATE AGENTS

29 Velvet Lawn Road, New Milton, Hampshire, BH25 5GE  
Asking Price £795,000

29 Velvet Lawn Road, New Milton, Hampshire,  
BH25 5GE

- Spacious family home
- Superb large garden
- Large double garage
- Five bedrooms
- Three bathrooms (2 ensembles)
- Well appointed kitchen plus breakfast room
- Conservatory
- Living room & dining room
- Study
- Chain free sale





AN OPPORTUNITY TO PURCHASE ONE OF THESE SOUGHT AFTER FIVE BEDROOM, THREE BATHROOM FAMILY HOMES WITH LARGE GARDEN AND BACKING ONTO WOODLAND. LIVING ACCOMMODATION INCLUDES FOUR RECEPTION ROOMS AND A WELL-APPOINTED KITCHEN, AND THIS HOUSE IS OFFERED 'CHAIN-FREE' AS WELL AS WITH THE BENEFIT OF A DOUBLE GARAGE.

Accommodation: The entrance hall leads into a living room with fireplace which in turn opens to a dining room and then a conservatory enjoying a lovely outlook over the rear garden. There is a well-appointed kitchen with integrated appliances comprising hob, hood, dishwasher, double oven, fridge freezer and microwave, and enjoying the same lovely outlook and then a breakfast/family room, and a separate utility room which also houses the boiler for the gas fired central heating. Additionally downstairs is a study and a downstairs cloakroom. Upstairs the feature split-level landing leads to five bedrooms, the two main ones have ensuite shower rooms and fitted wardrobes. There is then a family bathroom.

Outside: To the front of the house there is an area of lawned garden, adjoining this the driveway gives good off-road parking and leads to the large integral double garage with a rear door directly into the house. The rear garden is a lovely feature being of a good size backing onto woodland and enjoying a lawned area with shrub borders and a large paved patio next to the house.

Council tax band: F, Tenure: Freehold, approx floor area 1860 sq ft

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GROUND FLOOR

1ST FLOOR



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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