



**PETTENGELLS**  
ESTATE AGENTS

1 Oak Road, New Milton, Hampshire, BH25 5BE  
Asking Price £685,000

### 1 Oak Road, New Milton, Hampshire, BH25 5BE

- Spacious and well presented bungalow
- Three/four bedrooms
- Ensuite & bathroom
- Superb kitchen/dining/family room
- Extensive driveway & 23' garage
- Wonderful garden
- Conveniently situated walking distance to town
- Viewing recommended
- Lovely living room
- Garden lodge/potential home office





SUPREMELY SPACIOUS AND WELL PRESENTED THREE/FOUR BEDROOM DETACHED BUNGALOW, CONVENIENTLY SITUATED A LITTLE OVER HALF A MILE FROM NEW MILTON TOWN CENTRE/STATION, DELIGHTFUL GARDENS, LOTS OF OFF ROAD PARKING, THIS BUNGALOW MUST BE VIEWED!

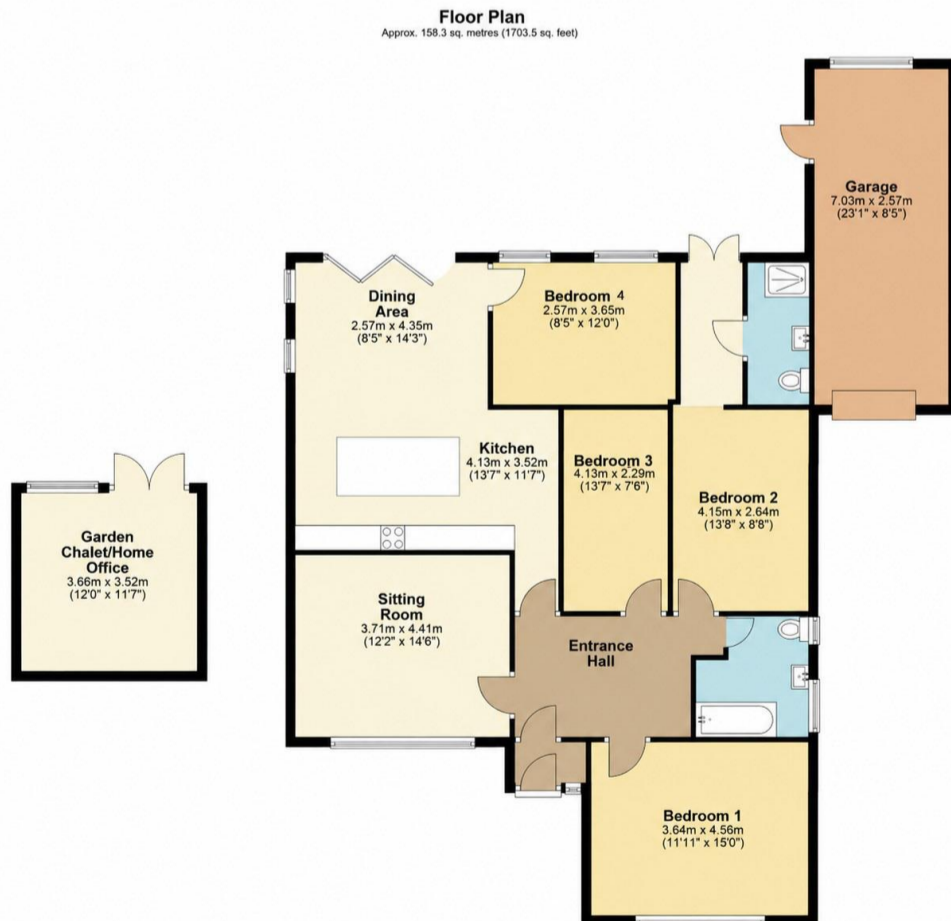
Accommodation: There is a porch then large welcoming entrance hall. The living room has a feature fireplace. There is then a truly superb kitchen/dining/family room with bi-fold doors opening to the garden and a feature lantern roof over the dining area. The modern kitchen with quality work surfaces has a feature central island/breakfast bar and there is a large larder cupboard. Integrated appliances comprising washing machine, dishwasher, fridge/freezer, double oven, microwave, hob and hood. Off this room is a potential fourth bedroom, although this could be a further reception room. The main bedroom has an ensuite shower room and also opens out to the rear garden. There are two further bedrooms and a family bathroom.

Outside: To the front is an exceptionally impressive driveway giving lots of off road parking, as well as space to turn. There is a one and half length garage with power which opens to the rear garden which is a delightful feature with lawned area sweeping around the side and rear of the bungalow with opportunity for sun all day long. There is an impressive garden lodge which could perhaps be a home office or hobby room, this has a paved area adjoining and there is extensive decking adjoining the bungalow and a splendid covered outside bar/eating area.

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

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Total area: approx. 158.3 sq. metres (1703.5 sq. feet)



**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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