



**PETTENGELLS**  
ESTATE AGENTS

Berries, Andrew Lane, Lower Ashley, New Milton, Hampshire, BH25 5QD  
**Asking Price £620,000**

Berries, Andrew Lane, Lower Ashley, New Milton,  
Hampshire, BH25 5QD

- Appealing family home
- Five bedrooms
- Living room overlooking garden
- Second reception room
- Impressive kitchen
- Large garage
- Lovely gardens
- Driveway for off road parking
- Bathroom and Ensuite







A MOST IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME WITH LOVELY GARDEN SITUATED AT THE END OF A NO THROUGH ROAD, VIEWING RECOMMENDED.

Accommodation: The welcoming entrance hall leads into a superb living room which overlooks the rear garden. There is a well-appointed kitchen/breakfast room which also overlooks the rear garden and opens to the integral garage. There is a further reception room currently used as a dining room and a downstairs cloakroom. Upstairs the first floor landing opens to five bedrooms, with bedroom one having an ensuite shower room and there is a main family bathroom.

Outside: To the front is an area of mainly lawned garden and adjoining this is a driveway giving off-road parking and this leads to the large integral garage which is currently used as a utility/store room and also houses the gas boiler for the central heating. The rear garden is a lovely feature of the house with lawned area shrubs and a large patio adjoining the property.

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

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

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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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