

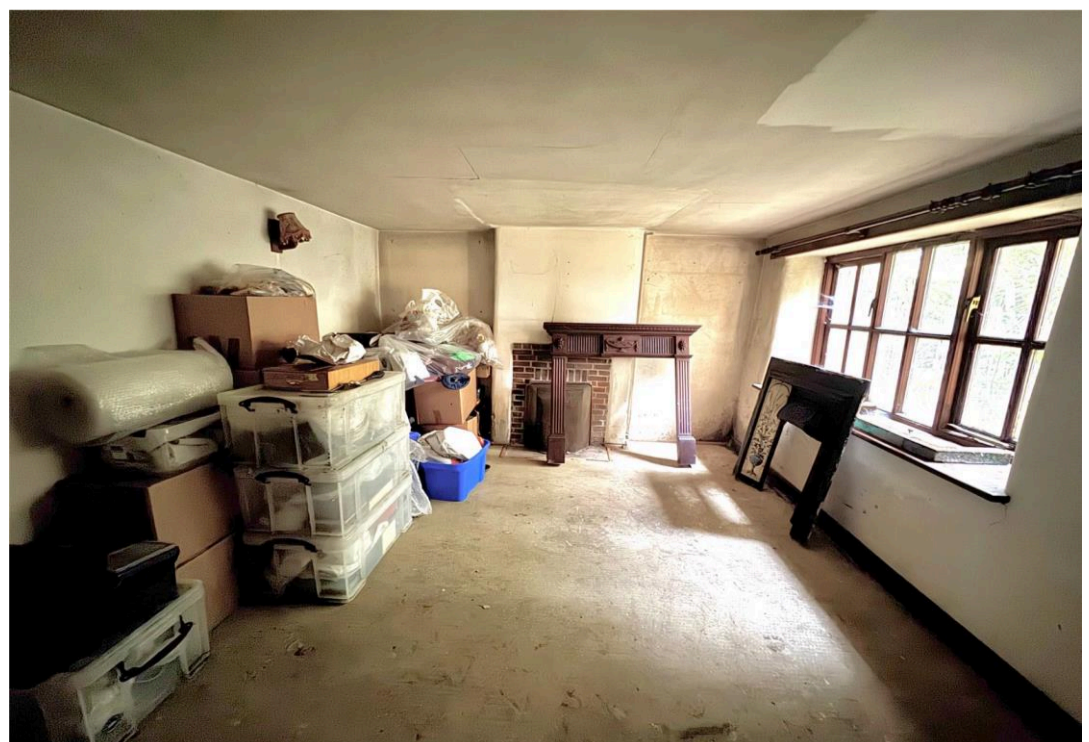
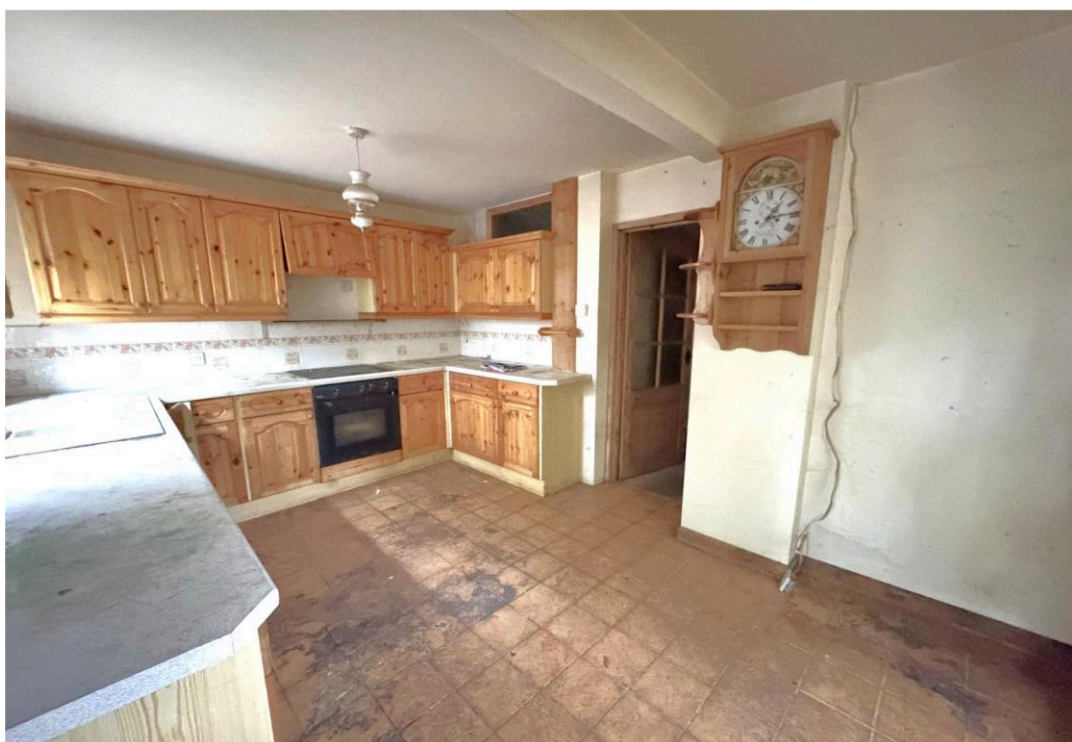


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7 Yew Lane, New Milton, Hampshire, BH25 5BA  
Asking Price £375,000

### 7 Yew Lane, New Milton, Hampshire, BH25 5BA

- Semi Detached cottage, originally 19th century
- Extensive gardens front and rear
- In need of full modernisation-great potential
- Four bedrooms
- Four reception rooms
- Two bathrooms
- Huge scope for improvement
- Outbuildings
- Chain free Sale





WONDERFUL OPPORTUNITY TO PURCHASE A CHARACTER SEMI DETACHED COTTAGE IN NEED OF FULL MODERNISATION AND SET IN LARGE GARDENS.

Accommodation: The front door opens into the handy entrance porch which leads into the good sized kitchen breakfast room. The inner hallway then leads to a separate dining room, living room and sitting room. There is also a ground floor bathroom. From the living room a flight of stairs leads to the first floor where there are four bedrooms with the master bedroom having and ensuite shower room.

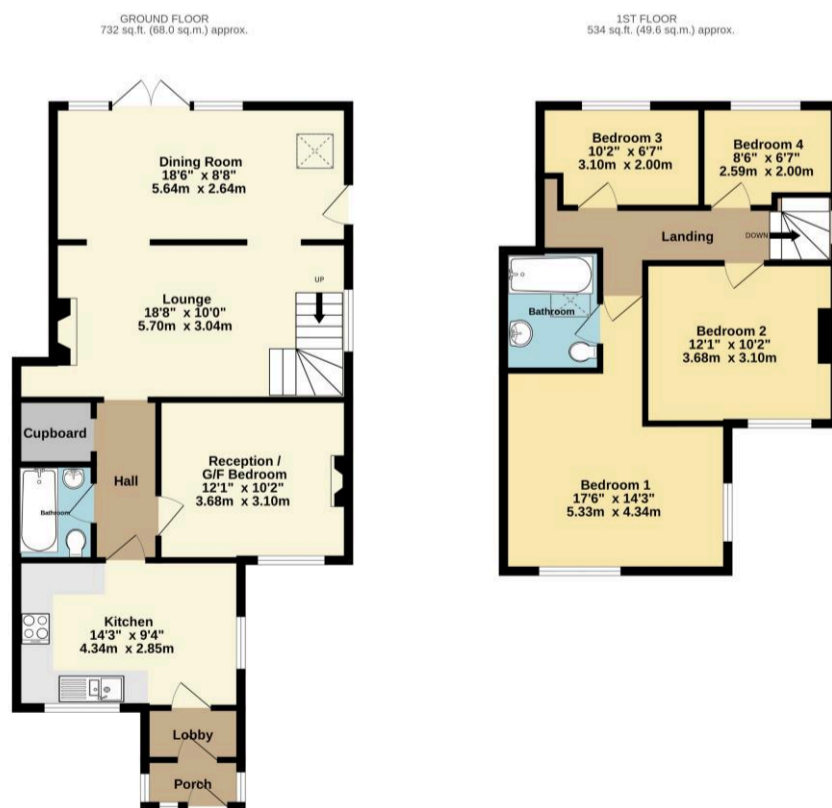
Outside: A five-bar gate opens into the overgrown area of front garden with the potential off road parking for multiple vehicles. The large rear garden is also very overgrown (great potential!) and with two large storage sheds.

Note: A recent survey on the house has highlighted what appears to be historic structural movement and a potential buyer should investigate this, and indeed it may impact the ability to get a mortgage.

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

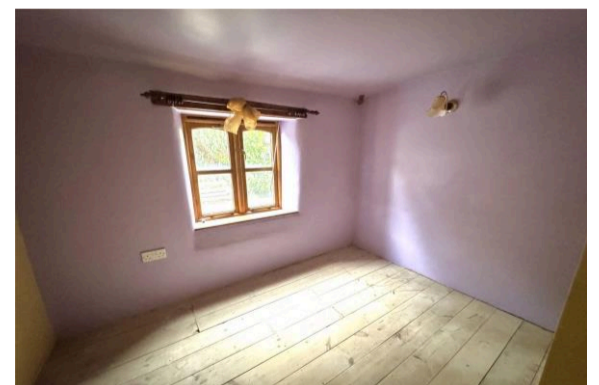
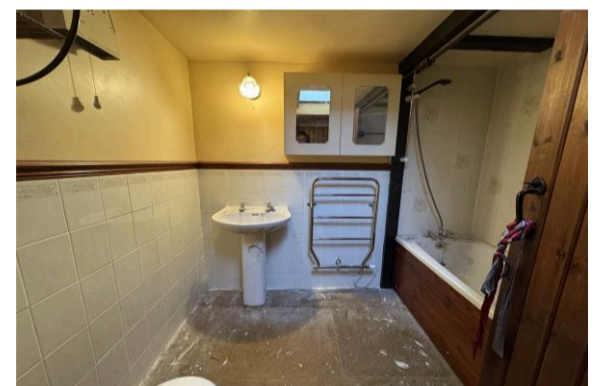
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1266 sq. ft. (117.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mapbox ©2020

**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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