



**PETTENGELLS**  
ESTATE AGENTS

The Old Coach House, 31 Kennard Road, New Milton, Hampshire, BH25 5JS  
**Offers Over £850,000**

## The Old Coach House, 31 Kennard Road, New Milton, Hampshire, BH25 5JS

- Magnificent period home
- 'Tucked away' location
- Four bedrooms
- Two bathrooms
- Grand 26' x 18' living room
- Splendid kitchen/family room
- Double garage
- Lovely gardens
- Study/potential bedroom 5
- Close to town/station





DELIGHTFUL CHARACTER HOME, ENJOYING A TUCKED AWAY LOCATION, BUT STILL WITHIN WALKING DISTANCE OF NEW MILTON TOWN/STATION AND ITS AMENITIES. This was the original coach house for Grey Gables and dates back to circa 1907 originally.

Accommodation: The stunning reception hall gives a wonderful welcoming entrance, and there is a beautiful large living room which overlooks the rear garden, and has an attractive fireplace with wood burner. Then a further reception room, which is currently used as a study (or potential ground floor bedroom), and opposite this is a cloakroom/WC. The kitchen/dining/family room is spectacular, with a part vaulted ceiling and underfloor heating. The kitchen itself is tastefully well appointed, and leads to a separate utility room, and then a stable door to the garden. Upstairs the landing opens four bedrooms, with the main bedroom having an ensuite bathroom, the second bedroom enjoying a walk-in wardrobe/dressing room. There is then a main family shower room.

Outside: The house is tucked away and approached along the side of Grey Gables, with its own driveway then giving lots of off-road parking, and leading to a detached double garage. In front of the house impressive gates open to is a lovely secluded area of a courtyard garden. The rear garden also enjoys good privacy and comprises a lawned area with mature shrub and hedge borders, and there is a paved patio adjoining the house.

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

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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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