



PETTENGELLS
ESTATE AGENTS

86 Doe Copse Way, New Milton, Hampshire, BH25 5GN
Asking Price £525,000

86 Doe Copse Way, New Milton, Hampshire,
BH25 5GN

- Four bedroom detached house
- Master bedroom with ensuite shower room
- Main family shower room
- Ground floor wc
- Kitchen/breakfast room
- Separate dining room
- Living room
- Utility room
- Integral garage.
- Gas-fired central heating and double glazed





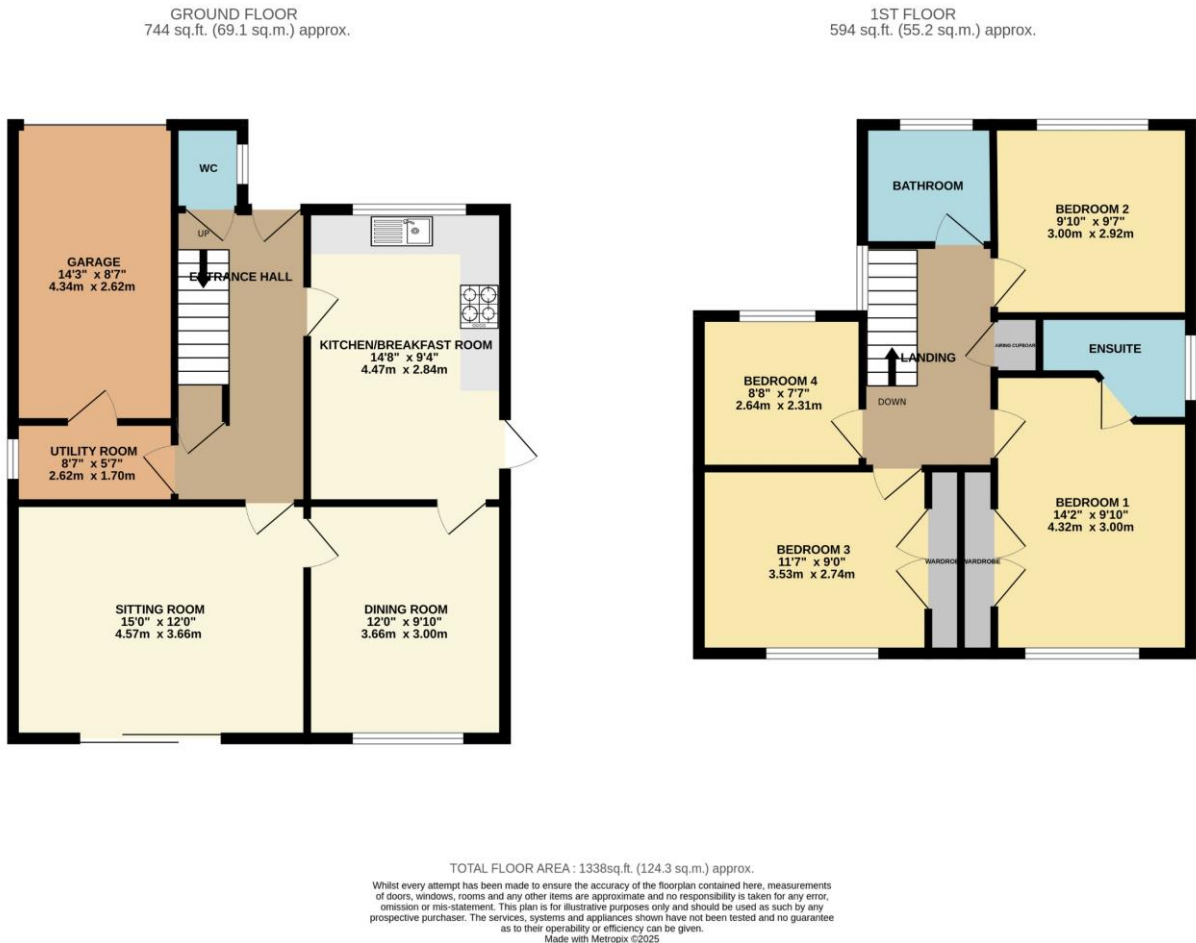
Accommodation: Front door opens into entrance hall with door to ground floor WC. Well-appointed kitchen/breakfast room to the front with room for breakfast table and door to side and door leading into the separate dining room which in turn leads into the living room with patio doors opening onto the rear garden. From the hallway door leads into utility room where the gas-fired central heating boiler is situated and with door into the integral garage. On the first floor there are four bedrooms with the master bedroom having an ensuite shower room and fitted wardrobes. There is a main family shower room to complement.

Outside: To the front of the house there is off-road parking leading into the garage with area of lawn, mature shrub borders. The private rear garden which is mainly lawn with nice patio area has mature and flower shrub borders.

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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