



**PETTENGELLS**  
ESTATE AGENTS

18 Lake Grove Road, New Milton, Hampshire, BH25 5LA  
**Asking Price £835,000**

18 Lake Grove Road, New Milton, Hampshire,  
BH25 5LA

- Spacious residence offered chain free
- Five double bedrooms
- Two ensuites & family bathroom
- Living Room & separate dining room
- Kitchen/breakfast room overlooking garden
- Utility room & downstairs cloakroom
- Approx southerly rear garden
- Double garage & driveway
- Conveniently situated close to town
- Pleasant outlook over lake







WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS SPACIOUS FIVE BEDROOM DETACHED HOUSE OVERLOOKING BALLARD LAKE, AND SITUATED CLOSE TO NEW MILTON TOWN/STATION.

Accommodation: The entrance hall leads into a living room which has a lovely outlook and then in turn a dining room which overlooks the rear garden. There is then a kitchen/breakfast room which overlooks the rear garden and a separate utility room. There is a downstairs cloakroom. The first floor landing leads to the five double bedrooms. The two largest bedrooms both have fitted wardrobes and ensuite shower rooms. There is then a family bathroom.

Outside: There is an area of front garden with a pleasant outlook over the lake, the driveway gives good off road parking and leads to the integral double garage (one electric door). The rear garden enjoys a southerly aspect and comprises lawned area with shrub borders.

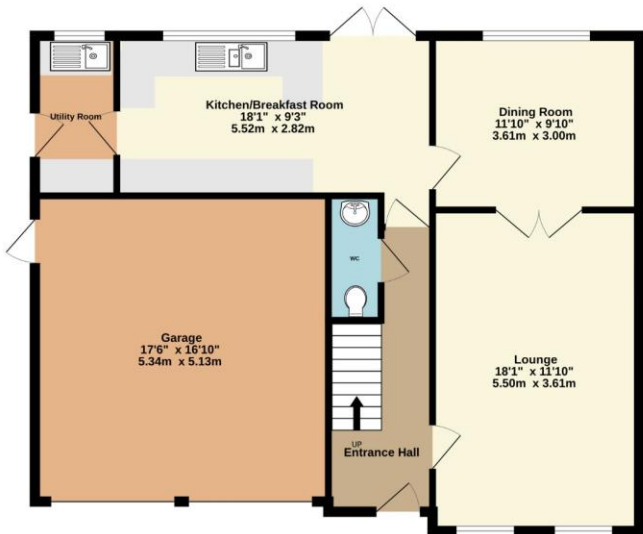
EPC: D, Council tax band: F, Tenure: Freehold

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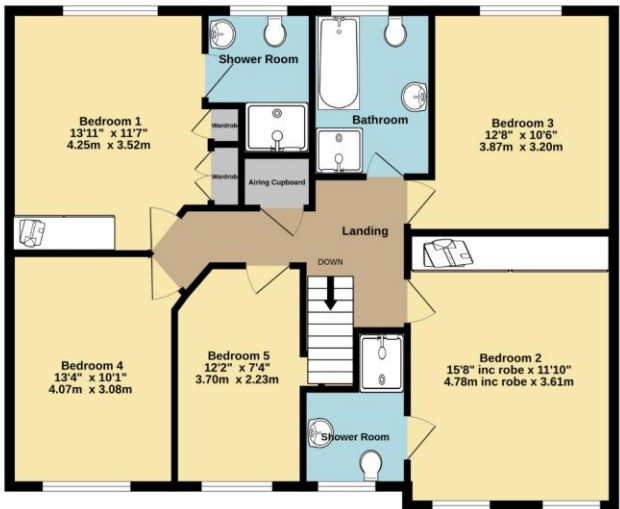
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
949 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 1907 sq.ft. (177.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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