



**PETTENGELLS**  
ESTATE AGENTS

4 Deer Park Close, New Milton, Hampshire, BH25 5GH

Asking Price £435,000

## 4 Deer Park Close, New Milton, Hampshire, BH25 5GH

- Attractive semi-detached home in a Cul De Sac
- Driveway providing off road parking
- South facing garden to rear
- Stunning high spec' kitchen with vaulted ceiling
- Bright living room with feature TV/fireplace
- Versatile dining/family room
- Three bedrooms
- Modern shower room
- Modern solar panels reducing energy costs
- Viewing strongly recommended





A beautifully presented three-bedroom, two reception room semi detached home, perfectly positioned in a peaceful cul de sac and featuring an exceptional kitchen that truly sets it apart. This is a property that offers both style and practicality, making it ideal for modern living.

**Accommodation:** The entrance hall leads to a convenient downstairs cloakroom and into a bright, spacious living/dining room with views over the south facing rear garden. The standout feature of the home is the superb double aspect kitchen, created from a high-quality garage conversion and finished with a striking vaulted ceiling that enhances the sense of space and light. Upstairs, the first-floor landing serves three bedrooms; two comfortable doubles and a generous single along with a modern contemporary shower room.

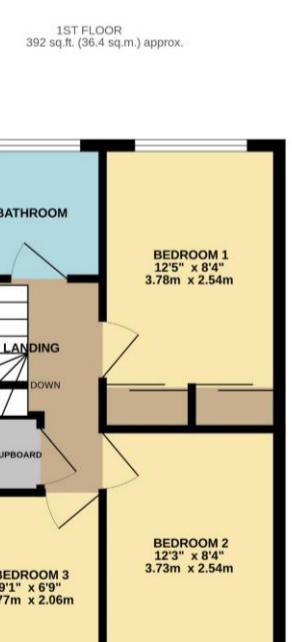
**Outside:** The property benefits from a private driveway offering off road parking. The rear garden enjoys a sunny aspect and has been thoughtfully designed for low maintenance living, avoiding the upkeep of a traditional lawn. A high quality garden lodge provides an excellent additional space, ideal to relax, or as a home office/studio [fitted out with IT and Power Connections]. A rear gate opens directly onto a peaceful woodland walk, giving easy access to the Ballard Water Meadow - superb for dog walkers and nature lovers.

New Milton Train Station - 5 minutes by Car or 15 minutes via woodland walk.

Council Tax Band: D, Tenure: Freehold

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)

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TOTAL FLOOR AREA: 912 sq.ft. (84.7 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. These plans are for general guidance purposes only and must not be used as such by any prospective purchasers. 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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