

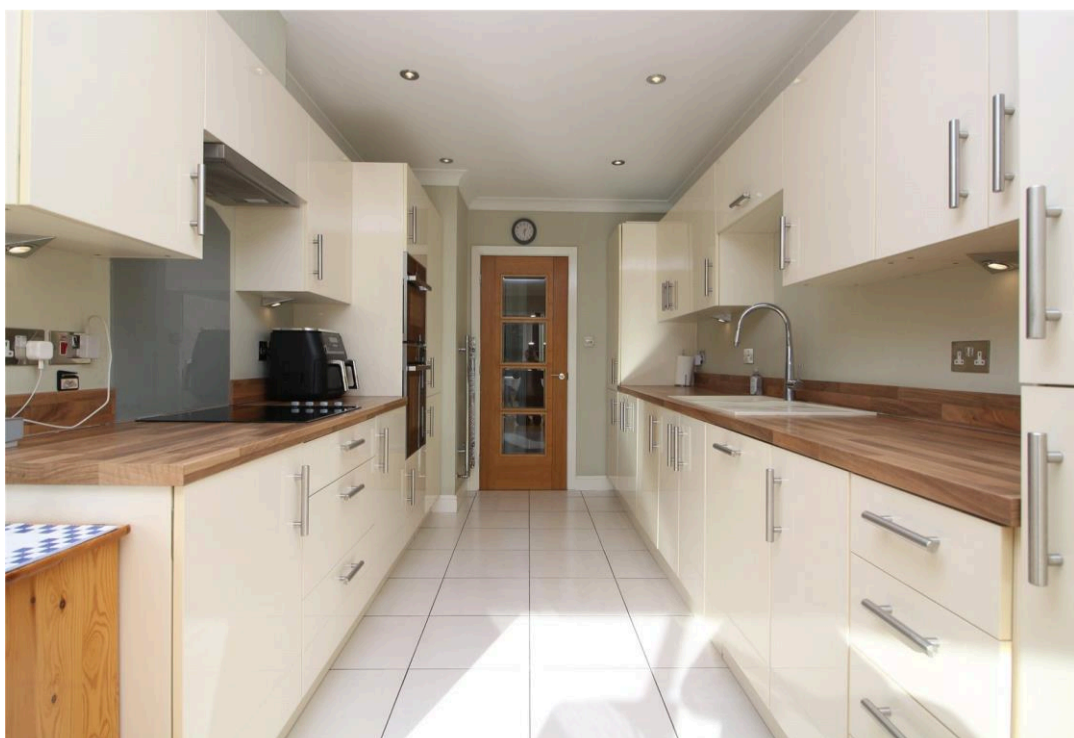


**PETTENGELLS**  
ESTATE AGENTS

15 Greenfield Gardens, Barton On Sea, Hampshire, BH25 7AT  
Asking Price £835,000

15 Greenfield Gardens, Barton On Sea,  
Hampshire, BH25 7AT

- Magnificent bungalow available chain free
- Beautiful southerly garden & garden lodge
- Excellent quiet location
- Three double bedrooms
- Well appointed kitchen with integrated appliances
- Living room plus family room
- Conservatory overlooking garden
- Bathroom and ensuite
- Driveway and garage
- Brand new gas boiler





EXCEPTIONAL DETACHED BUNGALOW ON DELIGHTFUL SOUTH-FACING PLOT, GREAT LOCATION AT THE END OF A QUIET CUL-DE-SAC, WITHIN WALKING DISTANCE OF BOTH THE CLIFFTOP AND NEW MILTON TOWN CENTRE. MOTIVATED SELLER KEEN TO MOVE BY SUMMER 2026.

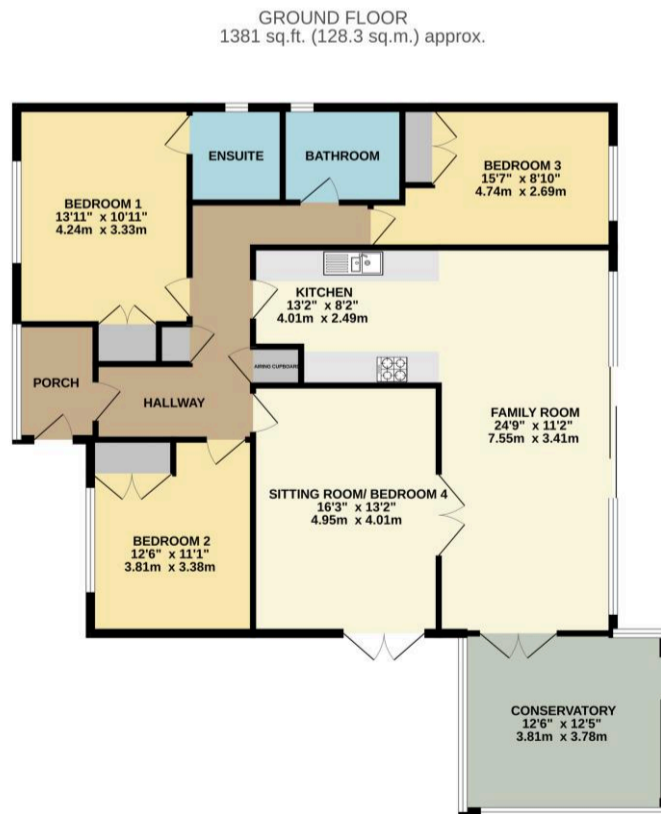
Accommodation: There is a welcoming entrance porch and then hallway. Then a living room with French doors to the garden and this leads into the splendid large family room with doors leading outside. There is a well-appointed kitchen which has a full range of extensive integrated appliances. There is an also a superb heated conservatory, so lots of wonderful living space, all leading outside. There are three double bedrooms all with built in wardrobes. One of these has an ensuite shower room and there is a main bathroom.

Outside: To the front there is an area of mainly lawned garden and adjoining this the driveway gives good off-road parking and leads to the detached garage (5.5m x 2.75m) with power. The plot widens to the rear to provide a lovely back garden which enjoys a fine south westerly aspect and comprises lawned and paved areas as well as shrub borders. There is also a decked area towards the far corner and a further paved area to the side where there is currently a large hot tub which is separately negotiable. There is a useful garden lodge (3.9m x 2.15m) which up until recently was used as a home office, this is heated and has power.

Council tax band: E, Tenure: Freehold

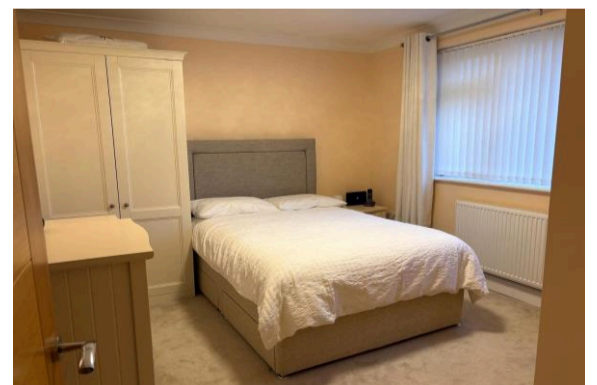
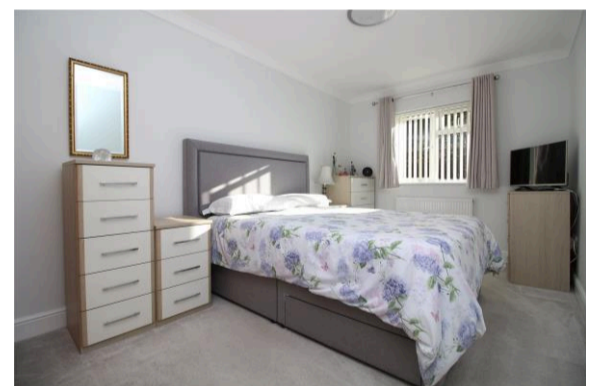
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1458sq.ft. (135.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 symbols, systems and equipment 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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