



**PETTENGELLS**  
ESTATE AGENTS

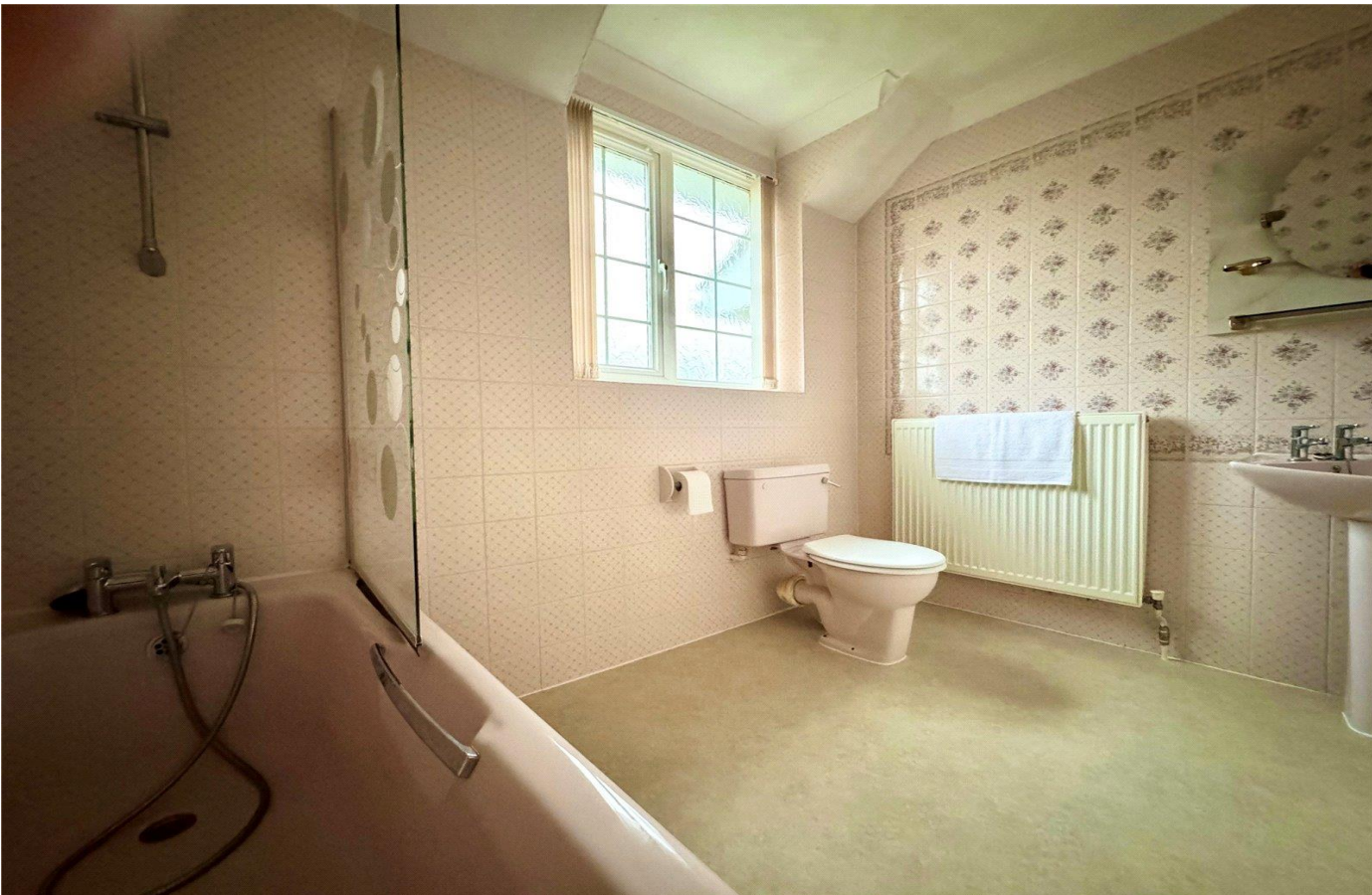
20 Larkshill Close, New Milton, Hampshire, BH25 5RN  
**Asking Price £645,000**

20 Larkshill Close, New Milton, Hampshire, BH25 5RN

- Splendid family home
- In lovely location
- Double garage
- Pleasant gardens
- Chain free sale
- Four bedrooms
- Bathroom and ensuite
- Kitchen overlooking garden
- Study/bedroom five
- Separate utility room







WE ARE PLEASED TO OFFER AS A 'CHAIN-FREE' SALE, THIS SUPERB PENNYFARTHINGS BUILT FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE AND CONVENIENTLY SITUATED IN A QUIET CUL-DE-SAC BUT WITHIN WALKING DISTANCE OF NEW MILTON TOWN AND STATION.

Accommodation: The entrance hall leads into the living room and then an archway in turn to the dining room which overlooks the rear garden. There is then a kitchen, again with outlook to the rear, and a separate utility room. Downstairs cloakroom and study/potential small ground floor bedroom. Upstairs the landing needs to four bedrooms, two have built-in wardrobes and bedroom one benefits from a ensuite shower room, and this complements the family bathroom.

Outside: There is a pleasant area of mainly lawned front garden bi-sected by the drive giving lots of off-road parking and leading to the detached double garage (5.54m x 5.13m) with electric door. The rear garden is again lawned with shrub borders and paved patio.

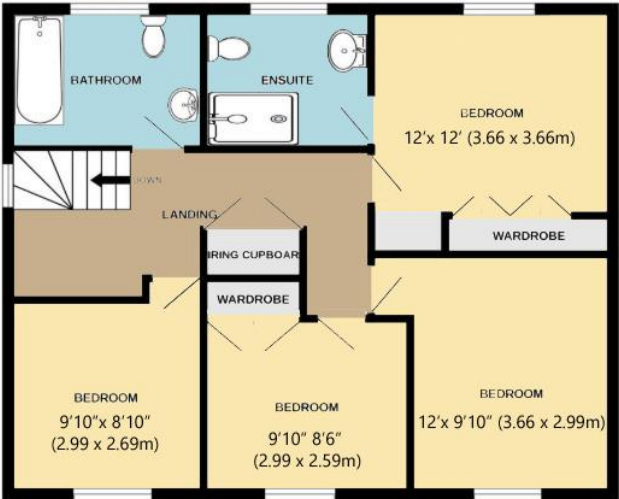
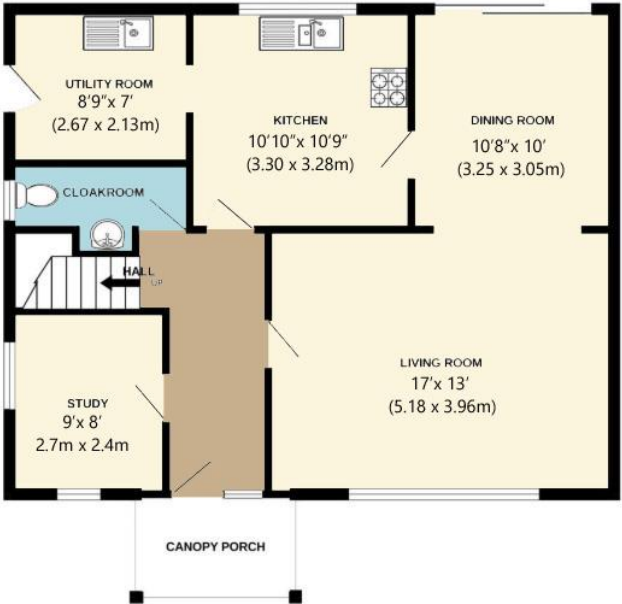
EPC: C, Council tax band: F, Tenure: Freehold

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

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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.

**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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