



PETTENGELLS
ESTATE AGENTS

Holly Cottage, Hare Lane, New Milton, Hampshire, BH25 5AF
Asking Price £465,000

Holly Cottage, Hare Lane, New Milton, Hampshire, BH25 5AF

- Character semi detached house
- Two bedrooms
- Living room
- Dining room
- Conservatory
- Utility/cloakroom
- Period features plus fireplaces
- Lovely gardens
- Good size driveway
- Bathroom





DELIGHTFUL CHARACTER TWO BEDROOM, THREE RECEPTION ROOM SEMI DETACHED COTTAGE, DATING BACK WE UNDERSTAND TO CIRCA 1903, WHEN IT WAS FARM COTTAGE ORIGINALLY.

Accommodation: The entrance hall leads into two lovely reception room, perhaps a lounge and a dining room. Both have fireplaces, one with open fire and the other a multi fuel burner. There is then an impressive kitchen and then a conservatory which has a radiator i.e useable all year round. There is a utility/cloakroom. Upstairs off the landing are two bedrooms and a bathroom.

Outside: To the front, the drive gives good off road parking as well as space to turn. The pleasant gardens to the side and rear are mainly lawned with shrub and hedge borders, and there is also a shed and greenhouse.

Council tax band: C, 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. 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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