



PETTENGELLS
ESTATE AGENTS

46 Willowdene Close, Ashley, New Milton, Hampshire, BH25 5BX
Asking Price £400,000

46 Willowdene Close, Ashley, New Milton,
Hampshire, BH25 5BX

- Three double bedroom end of terrace house
- Integral garage
- Long driveway for multiple vehicles
- Lounge with wood burner
- Lovely kitchen/breakfast room
- Bathroom
- Gas fired central heating
- Double glazed
- Outside alfresco undercover dining area
- Viewing highly recommended





A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM END OF TERRACE HOUSE WITH IMPRESSIVE OPEN PLAN LIVING ROOM INTO THE KITCHEN/DINING ROOM WITH INTEGRAL GARAGE

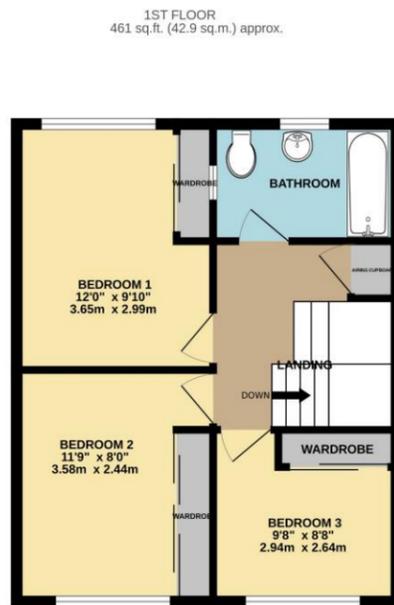
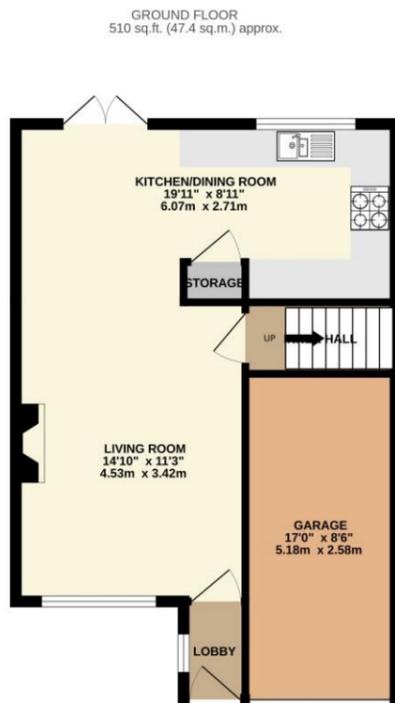
Accommodation: Front door opens into the handy entrance porch in turn leading onto the impressive lounge with wood burner which is open plan into the kitchen dining room. On the first floor there are three double bedrooms with a family bathroom plus airing cupboard housing the gas boiler.

Outside: To the front of the house is a good sized lawned area, bisected by a stream, the long drive gives lots of off road parking which is a great asset of this property. The rear garden comprises a large lawned area with outbuildings and large alfresco dining area with a lovely orientation for the afternoon sun.

Council tax band: C, 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: 971 sq.ft. (90.2 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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