



**PETTENGELLS**  
ESTATE AGENTS

46 Osborne Road, New Milton, Hampshire, BH25 6AD  
Offers Over £800,000

46 Osborne Road, New Milton, Hampshire, BH25 6AD

- Beautifully appointed detached character house
- Four double bedrooms
- Four reception rooms
- Detached double garage
- Off road parking for many vehicles
- Ensuite shower room and main family bathroom
- Large private rear garden
- Garden home office/gym
- Double glazed windows and gas fired central heating
- Central location close to New Milton station and amenities





AN IMPRESSIVE FOUR DOUBLE BEDROOM, FOUR RECEPTION ROOM DETACHED CHARACTER HOUSE WITH DOUBLE GARAGE SITUATED IN AN INCREDIBLE CONVENIENT LOCATION CLOSE TO NEW MILTON TOWN CENTRE.

**Accommodation:** The front door opens into the spacious hallway with door leading into the dual aspect living room with feature fire surround, which extends into the bay window. The separate cinema room also has a feature fireplace and extends into the bay window. The well appointed fitted kitchen flows into the beautiful conservatory/ family room which overlooks the rear garden. To compliment the vast ground floor accommodation there is a separate dining room, a utility room and ground floor WC. On the first floor there are four double bedrooms with the master bedroom having an ensuite shower room and range of fitted wardrobes. There are three further double bedrooms and a family bathroom on the first floor.

**Outside:** The front offers off road parking for multiple vehicles with driveway to the side leading to the detached double garage measuring (5.8m x 5.7m). The rear garden is laid to lawn with mature flower and shrub borders. There is an impressive studio room at the rear with power and lighting which would make an ideal home office or gym.

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

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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. Made with Metropix ©2025

**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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