



**PETTENGELLS**  
ESTATE AGENTS

15 Barrs Wood Road, New Milton, Hampshire, BH25 5HS  
Asking Price £650,000

## 15 Barrs Wood Road, New Milton, Hampshire, BH25 5HS

- Superior bungalow in quiet location
- Wonderful gardens
- Carport & garage & lots of parking
- Fabulous living/dining room
- Kitchen/breakfast room
- Three bedrooms
- Bathroom and ensuite
- Walking distance to town centre
- Seller is suited
- Superb orangery





SPLENDID BUNGALOW IN SOUGHT AFTER ROAD, VIEWING RECOMMENDED, VENDOR SUITED.

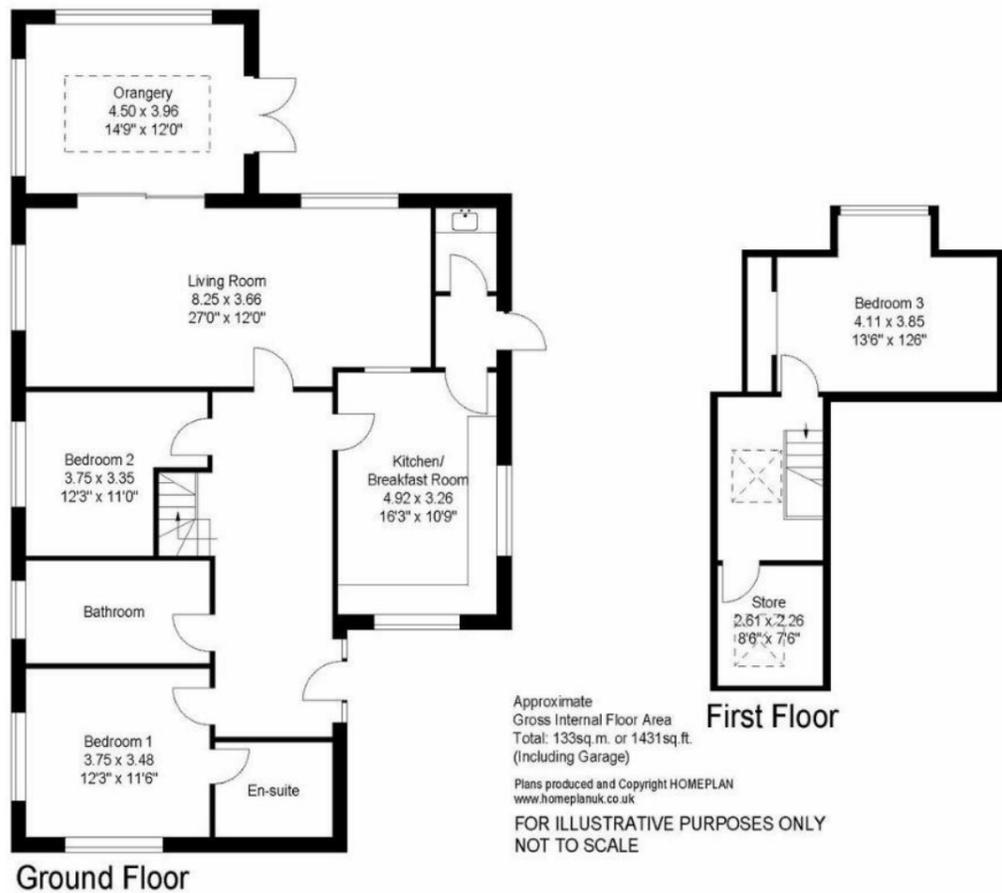
Accommodation: There is a welcoming entrance hall that leads to a bright living/dining room and then in turn an impressive orangery with feature lantern roof. There is a fine kitchen/breakfast room which leads to a rear lobby. There are two ground floor bedrooms with fitted wardrobes and one of these has an en suite shower room. There is then a family bathroom. Upstairs the landing leads to a third bedroom which overlooks the rear garden, again has fitted wardrobes and there is also a walk-in loft room which could perhaps be a study (limited standing height).

Outside: The bungalow is set within beautiful gardens, mainly lawned with attractive borders, to front, side and rear. There is a mature front hedge border giving screening from the road. The drive gives lots of off-road parking and then leads via gates to a double length car port and then in turn the garage (5.4m x 2.4m with power supplied.). The lovely rear garden enjoys an approximate westerly aspect and there is also a summer house and extensive paving adjoining the property.

EPC: D, Council tax band: E, 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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