



PETTENGELLS
ESTATE AGENTS

Myrtle Cottage, Milford Road, New Milton, Hampshire, BH25 5PW
Asking Price £799,950

Myrtle Cottage, Milford Road, New Milton, Hampshire, BH25 5PW

- Three bedroom detached bungalow
- Triple aspect living room
- Separate dining room and conservatory
- En suite bathroom and family shower room
- Kitchen/breakfast room
- Utility room
- Gas fired central heating and double glazed
- Double garage with extensive driveway
- Beautifully manicured & maintained gardens and grounds
- Lovely location betwixt town centre & seafront





A WONDERFUL OPPORTUNITY TO PURCHASE AN INCREDIBLE IMPRESSIVE THREE BEDROOM, THREE RECEPTION ROOM DETACHED BUNGALOW WITH DOUBLE GARAGE, SET IN FABULOUS GARDENS.

Accommodation: The front door opens into the spacious hallway with doors leading into the triple aspect lounge with doors opening onto the garden. The dual aspect separate dining room has doors into the conservatory with stunning views across the garden. The well laid out kitchen has plenty of storage with room for breakfast table which leads to the separate utility room housing the gas boiler and door to the rear garden. There are three bedrooms with bedroom one has a dual aspect a comprehensive range of built in wardrobes with an en-suite bathroom. To complement there is a family shower room with double shower.

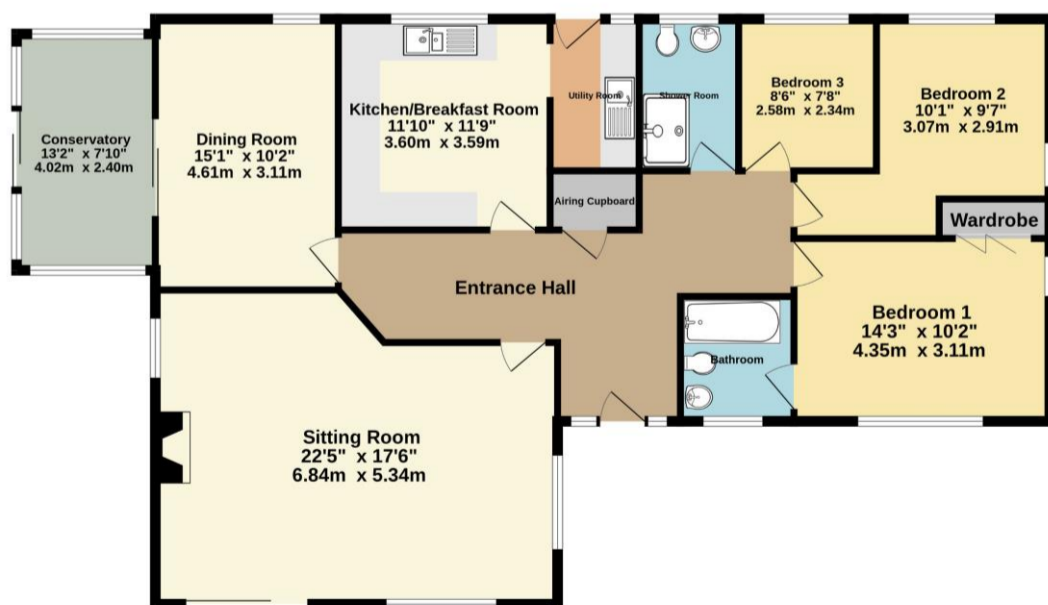
Outside: A five bar gate opens into the driveway which offers a huge amount of parking, which extends to the side and in turn leads to the detached double garage with power and lighting and electric up and over door. The extensive gardens mainly laid to lawn extend to all sides of the bungalow with an abundance of seating areas all surrounded with mature flower and shrub borders.

EPC: D, 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
1445 sq.ft. (134.3 sq.m.) approx.



TOTAL FLOOR AREA: 1445 sq.ft. (134.3 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.
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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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