



**PETTENGELLS**  
ESTATE AGENTS

High Ridge, Spring Lane, New Milton, Hampshire, BH25 5QB  
Asking Price £500,000

### High Ridge, Spring Lane, New Milton, Hampshire, BH25 5QB

- Idyllic location on the outskirts of New Milton
- An extended three bedroom detached bungalow
- Two reception rooms
- Vaulted kitchen with double doors into the dining room
- Modern shower room with walk in shower
- Lovely gardens front and rear
- Double glazed and gas fired central heating
- Private road
- Detached garage
- Chain free sale





A VERY WELL PRESENTED THREE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW SET IN AN INCREDIBLY PEACEFUL LOCATION ON THE OUTSKIRTS OF NEW MILTON, OFFERED CHAIN FREE.

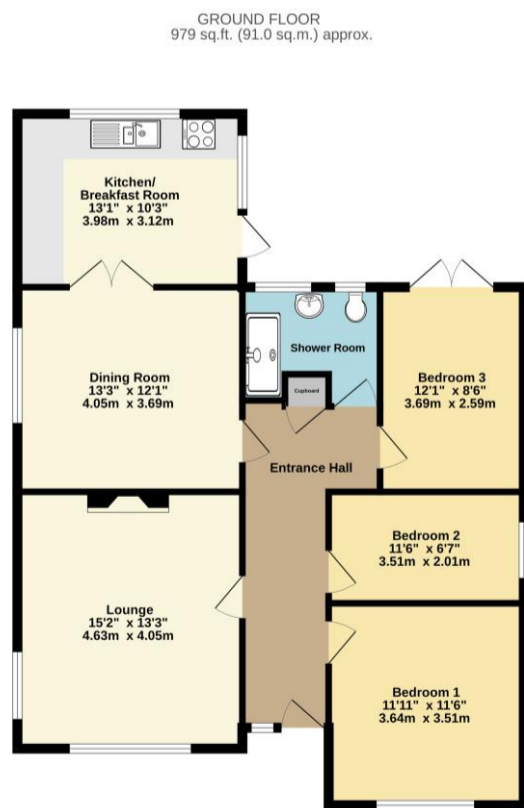
**Accommodation:** The front door opens into the bright and spacious hallway, with door leading to the dual aspect living room with rustic fire surround and gas fire. The master double bedroom faces the front with open views, with bedroom two at the rear with double doors opening to the garden and bedroom three to the side. The modern shower room has a double shower with built in units and a window to the rear. The separate dining room has room for a large table with double doors leading into the impressive kitchen with vaulted ceiling and beams with wood burner and door to the rear.

**Outside:** The front offers off road parking for multiple vehicles and in turn leads to the detached garage. The rear garden is a good size and is laid to lawn with a patio area all screened by mature shrub and hedge boarders, with another section of garden to the rear which was once a vegetable patch. The front area has a pleasant seating area with a wonderful open outlook.

EPC: D, 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: 979 sq.ft. (91.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.  
Made with Metreplan 12/20

**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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