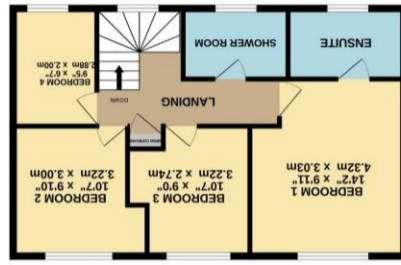


VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate 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 surveyors to report before proceeding, and we will assist whenever possible.

Which every attempt has been made the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or 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 quality or efficiency can be given.
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5 Badgers Copse, New Milton, Hampshire, BH25 5PE

- Fabulous family home
- Adjoining edge of New Forest National Park
- Chain free sale
- Pleasant gardens
- Four bedrooms
- Two bathrooms
- Large kitchen/breakfast room
- Living room and dining room
- Family room and conservatory
- Driveway & garage



AN IMPRESSIVE FOUR BEDROOM DETACHED HOME OFFERED AS A CHAIN FREE SALE AND WITH VIEWING RECOMMENDED. LOVELY LOCATION CLOSE TO EDGE OF NEW FOREST NATIONAL PARK AND WITH PLEASANT WOODED BACKDROP.

Accommodation: There is a welcoming entrance hall and usefully a downstairs cloakroom. The large double aspect living room has a feature fireplace and archway to dining room. There is a spacious kitchen/breakfast room which leads to a conservatory. One half of the original double garage converted to provide a family/utility room and also houses a modern gas boiler. Upstairs there are four bedrooms with the main bedroom having a fitted wardrobes and ensuite bathroom. There is then a main family shower room.

Outside: To the front the drive gives off for a parking and adjoins a small area of garden. The original house had a double garage and historically one half of this garage has been converted to add to the living accommodation, but there is still a single garage. The rear garden is a lovely feature with lawned area, tree lined backdrop, lots of shrubs, a summer house/potential home office with power, two sheds, paved patio.

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

PETTENGELLS
ESTATE AGENTS