



**PETTENGELLS**  
ESTATE AGENTS

226 Gore Road, New Milton, Hampshire, BH25 5NQ  
Asking Price £550,000

226 Gore Road, New Milton, Hampshire, BH25 5NQ

- Spacious four bedroom chalet style home
- Dual aspect living room with wood burner
- Fantastic conservatory
- Ground floor study
- Kitchen/breakfast room
- Separate dining room
- Ground floor shower room and WC
- First floor bathroom
- Double glazed and gas fired central heating
- Garage and driveway with off road parking for multiple vehicles





AN IMPRESSIVE AND DECEPTIVELY SPACIOUS FOUR BEDROOM FOUR RECEPTION ROOM DETACHED CHALET WITH OVER 2300SQ FEET OF ACCOMMODATION.

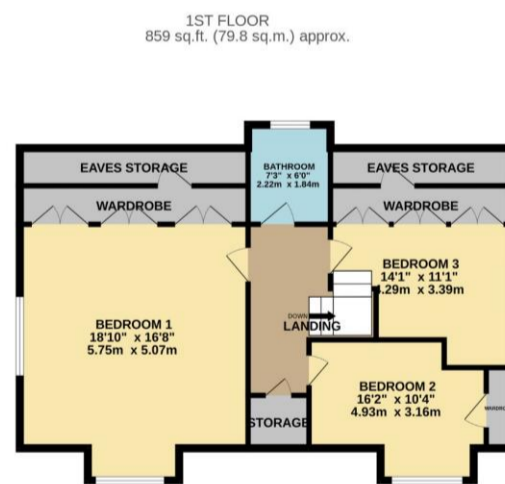
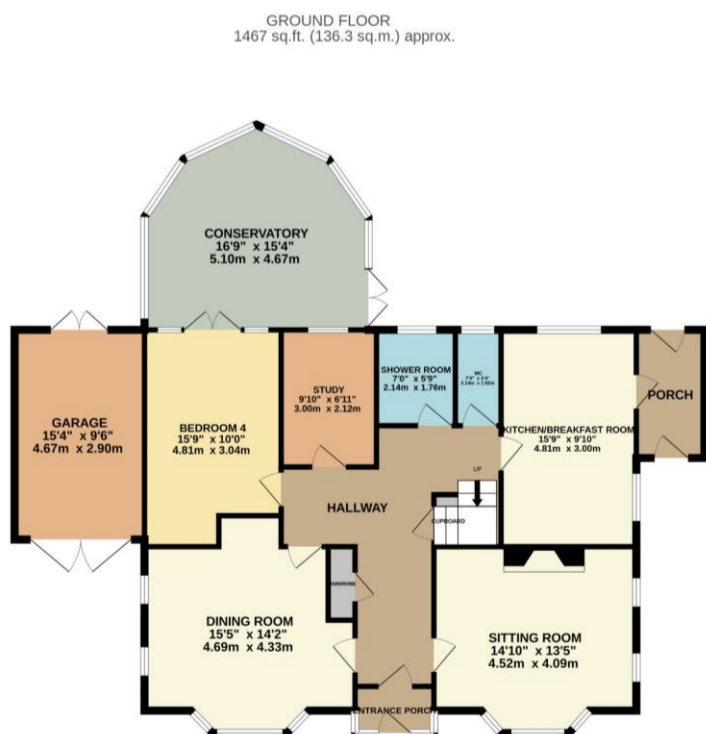
**Accommodation:** The front door opens into the handy entrance porch which opens into the sizeable hallway with coats cupboard and further understairs storage cupboard. Door to the dual aspect living room with wood burner and feature bay window. The separate dining room also with bay window has room for a large table and impressive corner bar. The well laid out kitchen/breakfast room to the rear has space for a table and door to the outer porch leading to the garden with also door to the front. To complement the vast ground floor accommodation, you have a study, fourth bedroom/second living room which has double doors into the conservatory and a ground floor shower room and separate WC. On the first floor you have 18'x16' dual aspect master bedroom with a comprehensive range of built in wardrobes (with further eaves storage). Bedroom two also has a range of fitted wardrobes with eaves storage and a door to the outer staircase. Bedroom three also has a fitted cupboard with window to the front and a main family bathroom with window to the rear.

**Outside:** The brick paviour drive offers off road parking for multiple vehicles and in turn leads to the garage, the front is screened by mature hedging. The secluded rear garden is 'low maintenance' with an array out outbuildings including a greenhouse, shed and summerhouse.

EPC: E, Council tax band: E, Tenure: Freehold

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TOTAL FLOOR AREA: 2326 sq.ft. (216.1 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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