



PETTENGELLS
ESTATE AGENTS

Appletree Cottage, 20 Oak Road, New Milton, Hampshire, BH25 5BE
Asking Price £450,000

Appletree Cottage, 20 Oak Road, New Milton, Hampshire, BH25 5BE

- Detached character cottage
- Pleasant garden
- Driveway for off road parking
- Superb large kitchen/breakfast room
- Two impressive reception rooms
- Three bedrooms
- Ensuite
- Main bathroom
- Downstairs cloakroom





Accommodation: There is an entrance hall leading to a downstairs cloakroom. There are two impressive reception rooms, although one of these is currently being used and shown in the photos as a ground floor bedroom. The splendid and spacious kitchen/dining room overlooks the garden. Upstairs, the landing has a potential study recess. Bedroom one has a fabulous en suite bathroom. Bedroom two has fitted wardrobe and there is a small bedroom three, which would lend itself perhaps ideally as a child's bedroom as it's relatively narrow, but it would comfortably accommodate a single bed and some furniture. There is then a family bathroom, which also has a shower to compliment the bath.

Council tax band: D, 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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