

PETTENGELLS
ESTATE AGENTS

11 Ferndale Road, New Milton, Hampshire, BH25 5EX
Asking Price £512,500

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- Appealing four bedroom family home
- Excellent south westerly garden
- Lots of parking on extensive driveway
- Large living room opening to garden
- Well appointed quality kitchen
- Separate utility room
- Two ground floor bedrooms
- Ground floor shower room
- Two first floor bedrooms
- First floor bathroom

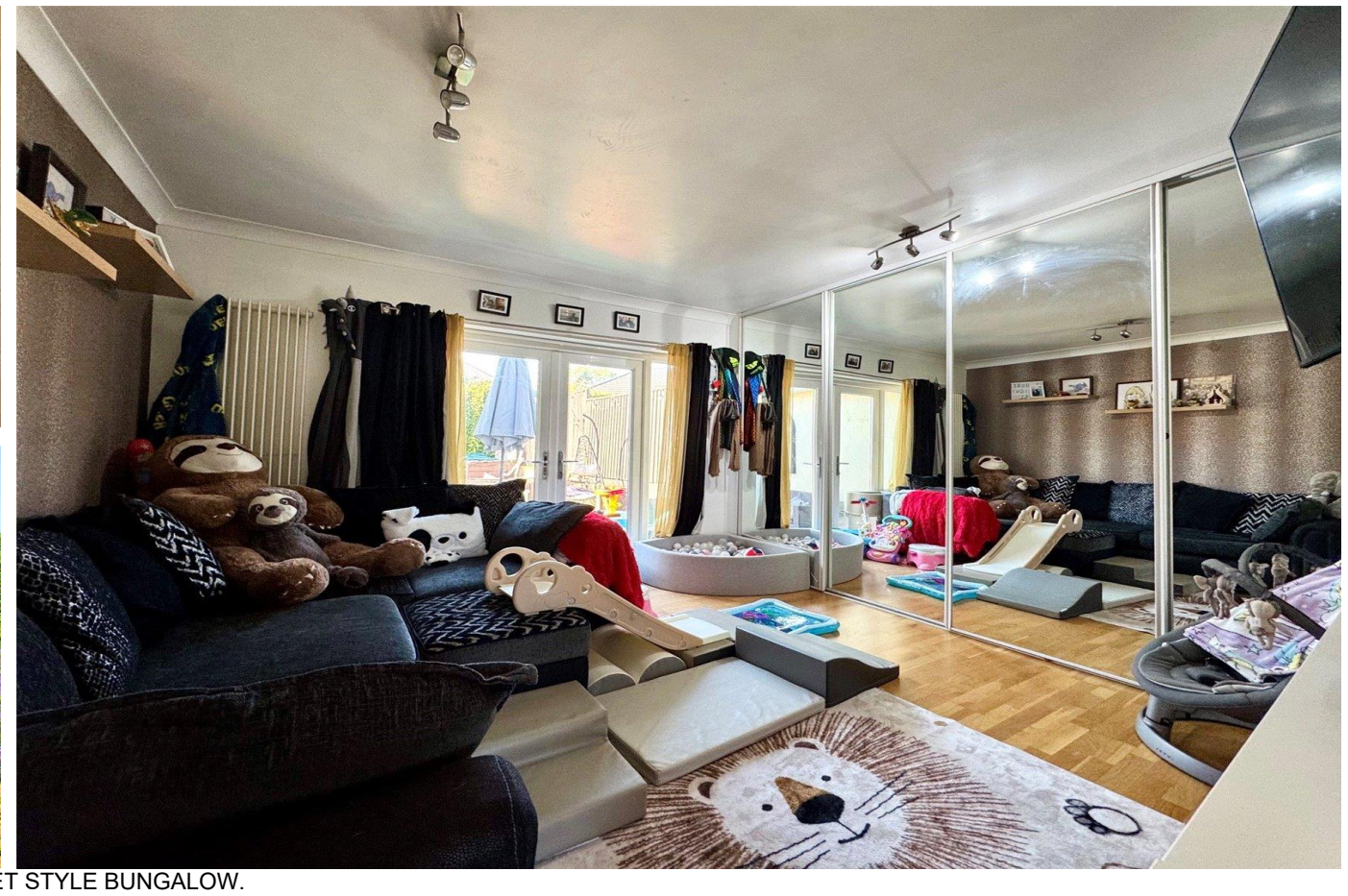












SPLENDID AND DECEPTIVELY SPACIOUS FOUR BEDROOM CHALET STYLE BUNGALOW.

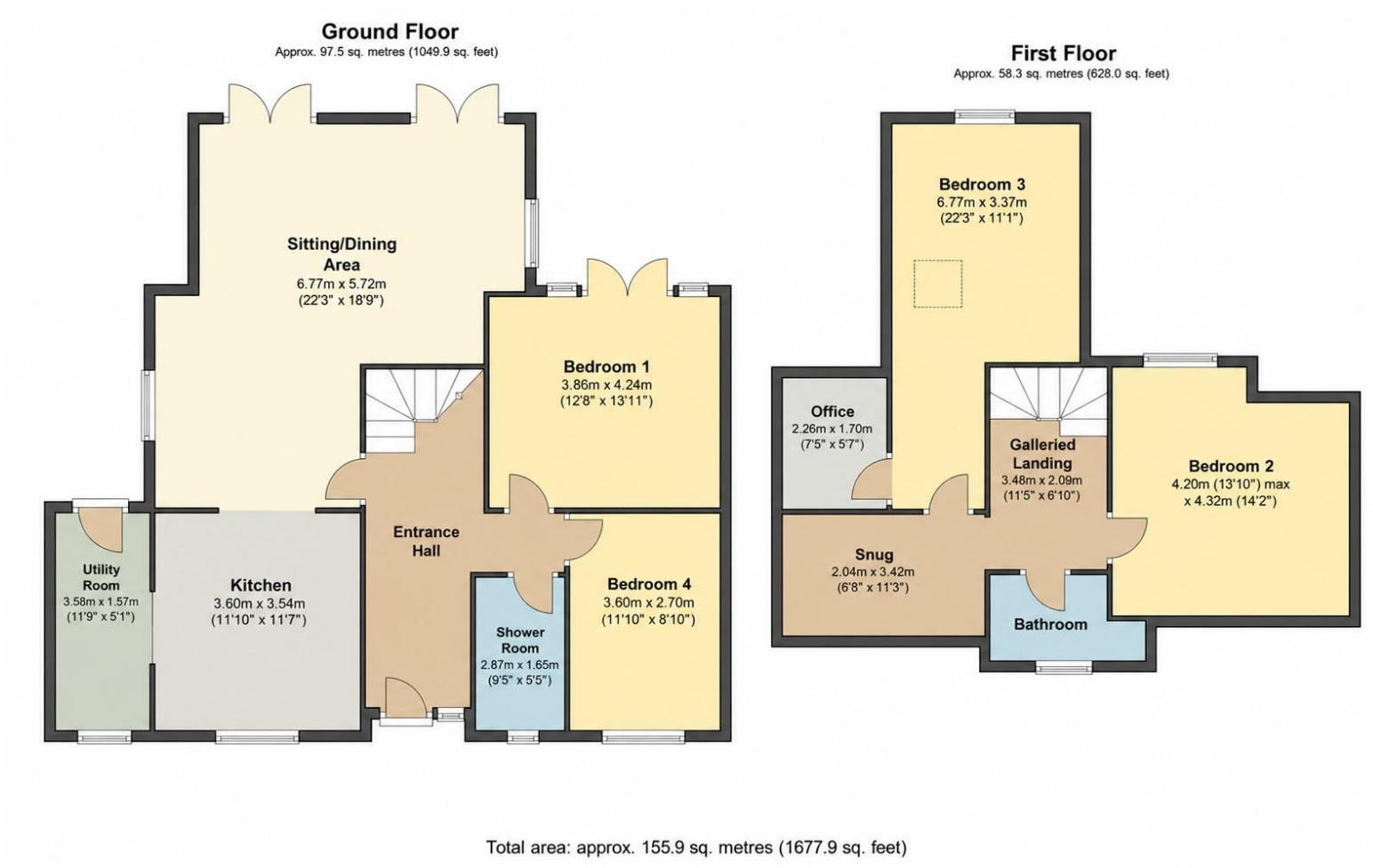
Accommodation: There is a welcoming entrance hall. Then a superb L-shaped living/dining room with twin sets of doors opening out to the garden. The well-appointed kitchen has underfloor heating, quality work surfaces and integrated appliances comprising dishwasher, double oven, hob, hood and microwave. American style Fridge freezer is negotiable. The separate utility room has a door to the back garden and also houses the modern gas boiler. There are two ground floor bedrooms, one of which is a particularly good size and both have fitted wardrobes, and there is a shower room with underfloor heating. The stairs have featured glass balustrading leading to the first floor landing, there are then two further double bedrooms again, one of which has a fitted wardrobe the other one has air conditioning and a walk-in wardrobe. Adjacent to this room is an extension of the landing which would make a great snug or study area. There is a first floor bathroom with underfloor heating.

Outside: To the front is an exceptionally generous paved drive giving lots of off-road parking and space to turn, there is a hedge boundary to the front giving some screening. The south west facing rear garden is a lovely feature. Adjoining the property is an extensive paved area with heated swimming pool and lots of space for al fresco entertaining/dining. Some steps then lead up to a lawned area with shrub borders and a summer house/shed.

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

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Total area: approx. 155.9 sq. metres (1677.9 sq. feet)







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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