



PETTENGELLS
ESTATE AGENTS

Willow Brook, 106 Lower Ashley Road, New Milton, Hampshire, BH25 5QG
Asking Price £585,000

Willow Brook, 106 Lower Ashley Road, New Milton, Hampshire, BH25 5QG

- Beautifully presented detached bungalow
- Three double bedrooms
- Stunning extended lounge with vaulted ceilings
- Well appointed kitchen/dining room
- Ensuite shower room & main family bathroom
- Lovely rural outlook
- Gas fired central heating and double glazed
- Integral garage with electric door
- Lovely decked veranda with rural views
- Low maintenance gardens
- Must be viewed to fully appreciate





A STUNNING THREE DOUBLE BEDROOM DETACHED BUNGALOW ON THE OUTSKIRTS OF NEW MILTON WITH RURAL OUTLOOK.

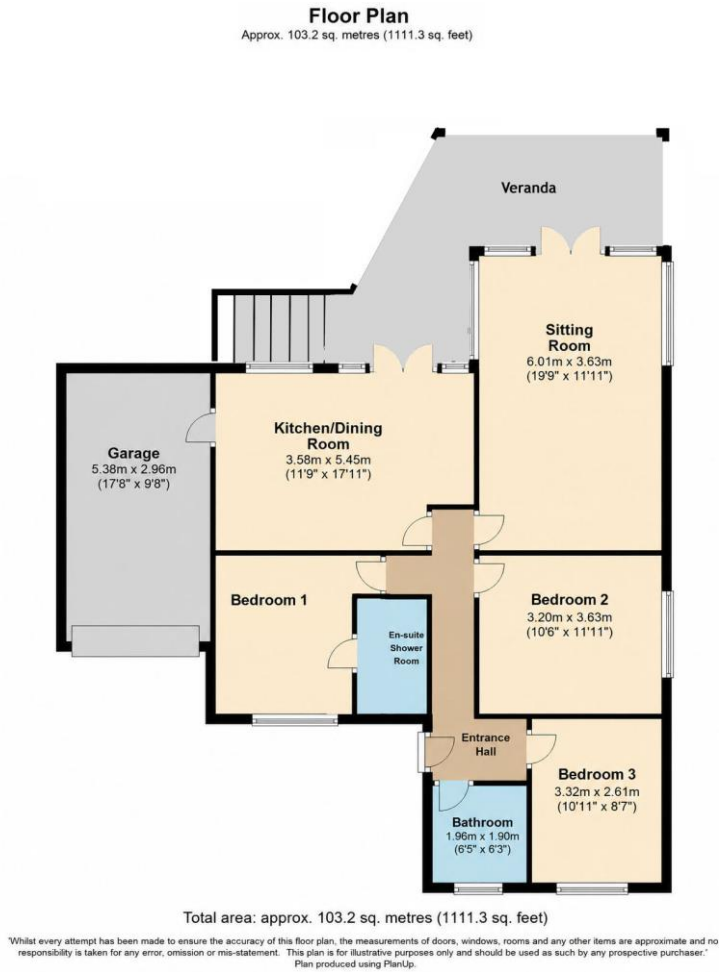
Accommodation: The entrance hall leads into the superb living room (with feature part vaulted ceiling), which leads out to the decked veranda and enjoys a lovely rural outlook. The impressive kitchen/dining room similarly enjoys the same splendid backdrop, and is well appointed with extensive integrated appliances. Door leads to the large integral garage with power and lighting. There are three double bedrooms with bedroom one having an ensuite shower room, plus there is a main bathroom.

Outside: To the front the driveway gives off road parking and leads to the garage with electric door and a utility area to the rear. The rear garden and outlook are splendid features of this property with the rural backdrop between the garden and these there is a stream. The lower garden is laid out for 'ease of maintenance' with artificial lawned area. There is an extensive wooden decked area adjoining the bungalow.

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

PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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.

PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk