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5 Hedgerley, Barton On Sea, Hampshire, BH25 7TD
Offers Over £530,000

5 Hedgerley, Barton On Sea, Hampshire, BH25 7TD

- Desirable four bedroom family home
- Living room
- Dining room
- Conservatory
- Kitchen/breakfast room
- En suite & bathroom
- Gardens
- Drive & garage
- Walking distance to town & cliff top
- Cul de sac location

WE ARE DELIGHTED TO OFFER THIS IMPRESSIVE FOUR BEDROOM, THREE RECEPTION DETACHED HOME, GREAT LOCATION BETWIXT NEW MILTON TOWN AND BARTON SEA FRONT.

Accommodation: There is an entrance hall with useful downstairs cloakroom and leading into the lovely living room which has a bay window to the front. There is then a dining room and in turn this opens to the wonderful conservatory/garden room, this has solid roof, so usable all year round, and with radiator. The modern kitchen breakfast room has extensive integrated appliances and overlooks the rear garden. Upstairs, there are four bedrooms, none of which are small and bedroom four is currently laid out as a study. There is a modern en suite shower room to bedroom one and a main family bathroom.

Outside: To the front of the house there is a small area of garden, adjoining which the drive gives off road parking and leads to the garage (16'6 x 8'4) pitched roof, power supplied and door to the rear garden which is a lovely feature with lawn, raised borders, large paved patio, trees and shed.

Council tax band: E, Tenure: Freehold

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

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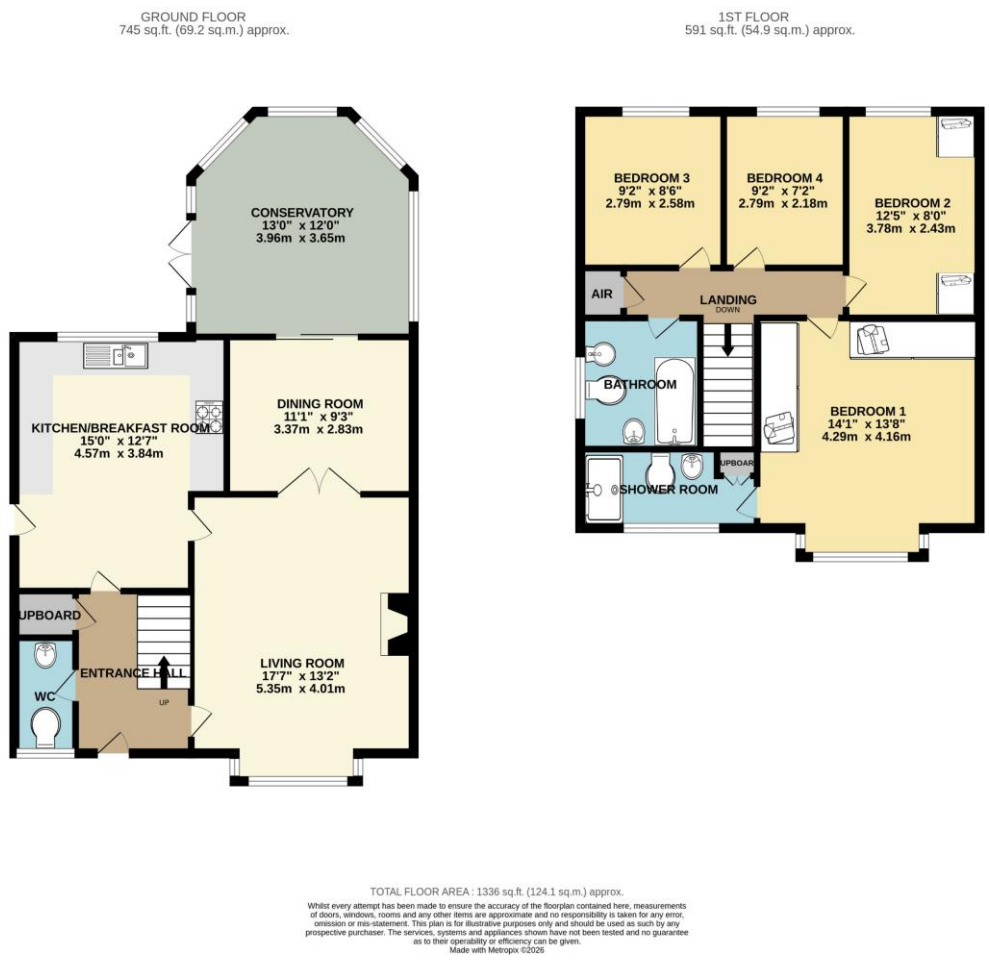

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are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