



**The Annexe Pear Tree Cottage, New Lane, New Milton, Hampshire. BH25  
5TE  
£975 Monthly**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







## **The Annexe Pear Tree Cottage, New Lane, New Milton, Hampshire. BH25 5TE**

**£975 Monthly**

A unique opportunity to rent a one bedroom annexe located in a semi-rural setting as part of a main residence with bills included. Features of the property include garden room, open plan living including sitting room and kitchen, shower room, gardens and parking. Available Immediately.



**GARDEN ROOM (10' 6" X 10' 9") OR (3.20M X 3.27M)**

Accessed via UPVC double glazed door. Feature vaulted ceiling with two Velux windows providing natural light. Low walling with UPVC large floor to ceiling window providing views over garden and adjoining paddock and lake. Power points, recessed lighting, double opening UPVC double glazed doors with matching windows providing access to open plan living.

**OPEN PLAN LIVING AREA (11' 5" X 15' 1") OR (3.49M X 4.61M)**

Aspect to both front and rear aspects through double glazed windows. Smooth finished ceiling, ceiling light, KITCHEN AREA incorporating single bowl, single drainer sink unit set into a work surface extending along two walls with base cupboards beneath and integrated fridge/freezer. Four ring electric hob with extractor fan over, fitted microwave and combi oven in stainless steel finish, eye level storage cupboards, part tiled wall surrounds, double panelled radiator, power points, TV aerial point.

**BEDROOM (18' 0" X 7' 11") OR (5.48M X 2.42M)**

Aspect to the front elevation providing views over adjacent paddock. Double glazed window, Smooth finished ceiling, ceiling light, panelled radiator, power points, hanging rail and shelving.

**SHOWER ROOM**

Obscure UPVC double glazed window to side. Fully tiled wall surrounds, double shower cubicle with Triton shower unit and double opening glazed shower screen doors. Low level WC, wash hand basin with mirror fronted medicine cabinet over, recessed lighting.

**OUTSIDE**

The Annexe benefits from the use of a garden area which enjoys views across adjacent paddocks and lakes. There is also access to an additional freezer unit and washing machine.

**VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500

**DIRECTIONAL NOTE**

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane then turn left at the roundabout at Bashley Cross Roads then take the second turning right into New Lane.

**PLEASE NOTE**

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

**DEPOSIT - DPS**

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman. urther information.

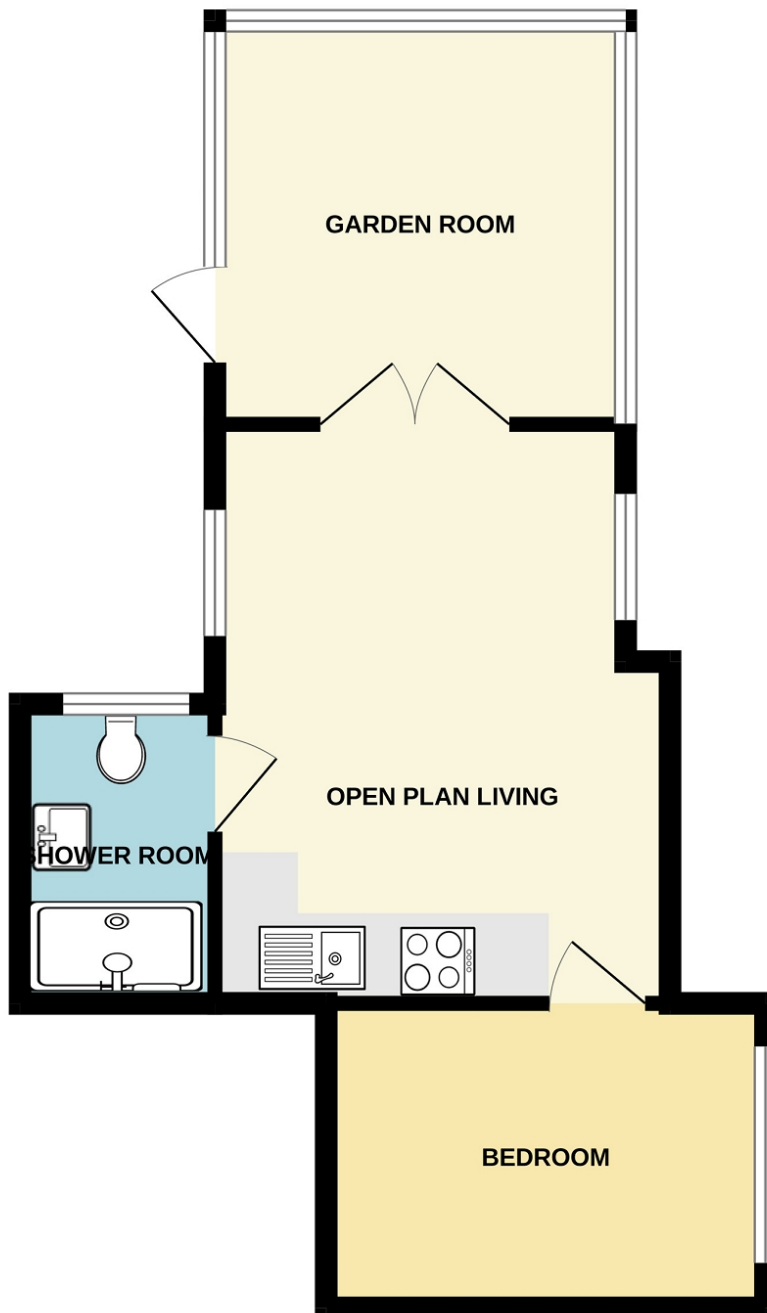
**TENURE**

The resale tenure for this property is

**EPC RATING**

The EPC rating for this property is D60

GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 415 sq.ft. (38.5 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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**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
**01425 625 500**  
**[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.