



**PETTENGELLS**  
ESTATE AGENTS

Marshfield, 123 Manor Road, New Milton, Hampshire, BH25 5EQ  
**Asking Price £500,000**

Marshfield, 123 Manor Road, New Milton,  
Hampshire, BH25 5EQ

- 3/4 Bedrooms
- Living Room
- Dining Room/Bed' 4
- Family Room
- Character Home
- Ensuite
- Large Garage
- Lovely Garden
- Call To View
- Deceptively Spacious





**SPACIOUS CHARACTER COTTAGE!**

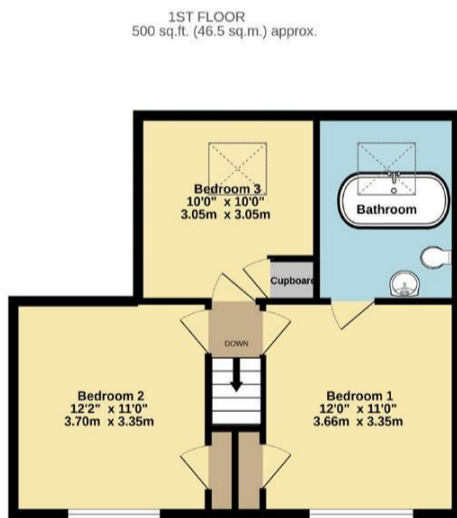
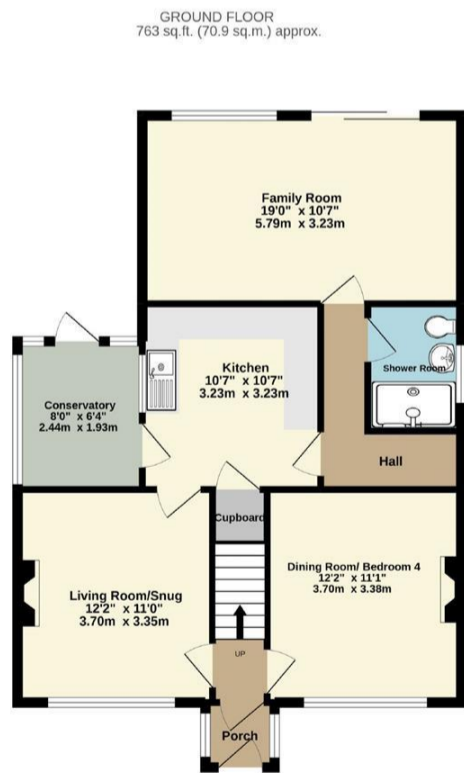
We are delighted to offer this well presented and extended character cottage which has very generous and flexible accommodation particularly on the ground floor, offering various options in terms of bedrooms or reception rooms.

Accommodation: There are two main reception rooms, one of which is particularly large and a further reception room/fourth bedroom. There is a kitchen, conservatory and shower room. Upstairs there is three bedrooms and a bathroom. Outside is a driveway giving off road parking, large garage and superb rear garden.

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

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



TOTAL FLOOR AREA: 1263 sq.ft. (117.4 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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**IMPORTANT:** 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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