



**PETTENGELLS**  
ESTATE AGENTS

41 Manor Road, New Milton, Hampshire, BH25 5EW  
Asking Price £649,950

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- Close to town/station
- Lovely large back Garden
- Good Parking To Front with electric car charge point
- Splendid Kitchen/Family Room
- Ground Floor Bedroom Four/Study
- Three First Floor Double Bedrooms
- Bathroom and Ensuite
- High Spec' Home including oak internal doors
- Key To View
- New Build Warranty





**SUPERB AND DECEPTIVELY SPACIOUS BRAND NEW HOUSE!**

We are pleased to offer this most impressive brand new four bedroom detached home, built by a local bespoke developer. There is flexible accommodation with either two reception rooms or one of these being a ground floor fourth bedroom. The splendid large kitchen/dining room is a delightful feature. This house must be viewed to be appreciated.

**Accommodation:** The entrance hall is spacious, has control panel for the alarm system as well as a large cupboard under the stairs. There is underfloor heating downstairs and radiators upstairs. There is a living room at the front and adjoining this is a further reception room or fourth bedroom. The super impressive kitchen/dining room has a lovely outlook over the rear garden. There is a lantern style roof in the rear area and the kitchen is very well appointed with extensive integrated appliances and Quartz work surfaces. There is a downstairs cloakroom. Upstairs is a pleasant landing area. Bedroom one is large, has building wardrobes and overlooks the rear garden and has an ensuite shower room. The two further bedrooms are both double bedrooms and there is a family bathroom also with a separate shower cubicle.

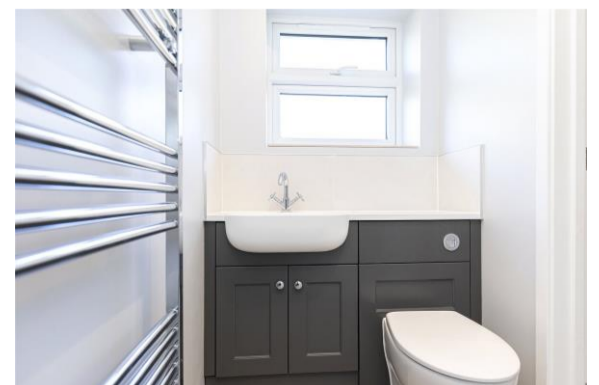
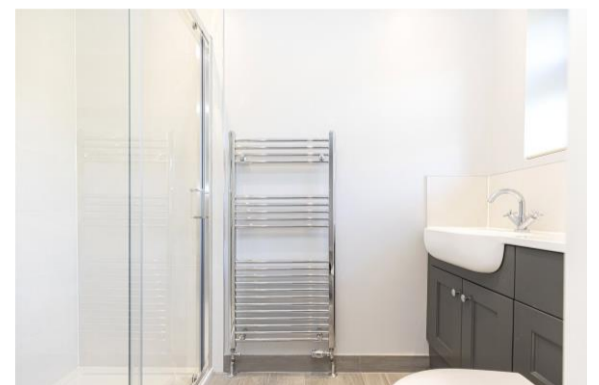
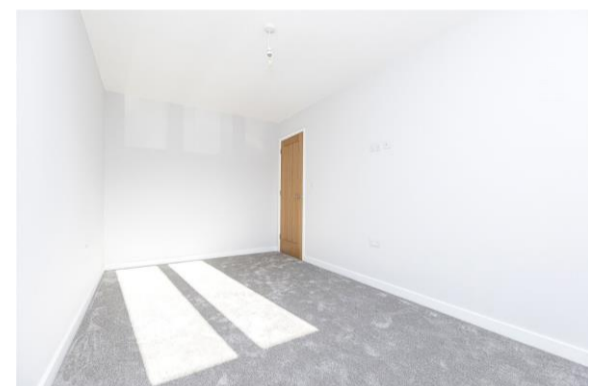
**Outside:** To the front the driveway gives good off road parking as well as space to turn. Electric car charge point. The good size rear garden is a pleasant feature with an impressive lawned area, some shrubs and a paved patio.

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



TOTAL FLOOR AREA: 1503 sq.ft. (139.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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.  
 Made with Letting 12/2022



**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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