



**PETTENGELLS**  
ESTATE AGENTS

39 Manor Road, New Milton, Hampshire, BH25 5EW  
Asking Price £475,000

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- Spacious character house
- Conveniently close to town
- Lovely garden
- Four bedrooms
- Living room
- Further reception room/potential ground floor bedroom 5
- Ground floor shower room
- Kitchen/diner
- Extensive driveway
- Gas central heating





ATTRACTIVE CHARACTER SEMI-DETACHED HOUSE OFFERED 'CHAIN FREE'. THIS DESIREABLE FOUR BEDROOM, TWO RECEPTION ROOM, THREE BATHROOM SEMI-DETACHED HOME IS CONVENIENTLY SITUATED JUST A SHORT WALK FROM NEW MILTON TOWN AND RAILWAY STATION.

Accommodation: The entrance hall leads into a lovely bright living room with bay window. There is a second reception room that could also be a ground floor bedroom as it has an adjoining shower room. Kitchen/dining room overlooks the rear garden. Upstairs the first floor landing leads to the four bedrooms. Bedroom one like the lounge below has a lovely bay. Bedroom two has an en-suite shower room and between bedrooms three and four which both overlook like the rear garden is a bathroom.

Outside: To the front is an area of driveway giving generous off-road parking and leading to the integral garage. The rear garden is a lovely feature of the house with attractive lawned area. There's patio adjoining the house, shrub borders and towards the end of the garden there is also shed.

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

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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. The flood risk is deemed as 'very low' unless stated otherwise. 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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