



**PETTINGELLS**  
ESTATE AGENTS

107 Manor Road, New Milton, Hampshire, BH25 5EQ  
**Asking Price £599,950**

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- Superb & spacious house
- Four double bedrooms
- Two reception rooms
- Two bathrooms
- Downstairs cloakroom
- Integral garage plus original garage in garden
- Pleasant rear garden
- Driveway
- Viewing recommended







SUPERB AND SPACIOUS FOUR DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME WHICH WE SOLD THE CURRENT SELLERS APPROXIMATELY 33 YEARS AGO! SINCE THEN THEY HAVE CONSIDERABLY IMPROVED AND EXTENDED THE ORIGINAL HOUSE. VIEWING RECOMMENDED, INCLUDING THE LOVELY GARDEN.

Accommodation: The entrance hall leads into a superb kitchen/breakfast room and then in turn a dining/family room and then spacious lounge overlooking and opening out to the rear garden. The house also has the benefit of a large separate utility room and a downstairs cloakroom. Upstairs the first floor landing leads to four double bedrooms and two bathrooms.

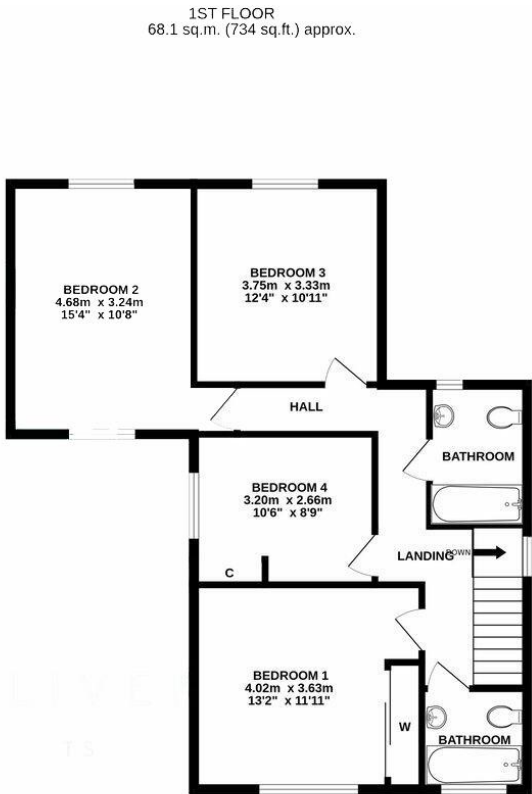
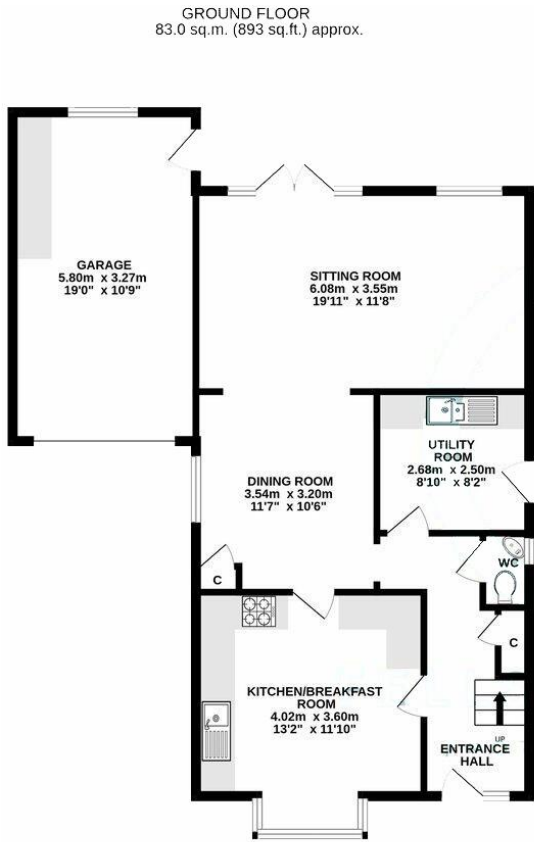
Outside: To the front of the house is good off road parking and leads to the integral garage, this has an electric door to the front and personal door to the rear garden, here there is the original single garage (used as a large shed) adjoining a large and impressive split level lawned area, there is also decking and a large greenhouse.

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: 151.1 sq.m. (1627 sq.ft.) approx.  
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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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