



**PETTENGELLS**  
ESTATE AGENTS

19 Manor Road, New Milton, Hampshire, BH25 5EW  
**Asking Price £739,950**

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- Appealing spacious detached house
- Lovely Garden
- Lots of parking on driveway
- Carport and garage
- Ground floor bedroom four/further reception room
- Wonderful living room with vaulted ceiling
- Dining room
- Well appointed kitchen
- Three large first floor bedrooms
- Bathroom & ensuite







SUPERB DETACHED FAMILY HOME, CONVENIENTLY CLOSE TO NEW MILTON TOWN CENTRE/AMENITIES. FLEXIBLE ACCOMMODATION INCLUDING POTENTIAL GROUND FLOOR BEDROOM.

Accommodation: The entrance hall leads into the splendid open plan living area, although each space is individually defined, i.e. at the front there's a dining room with fireplace. This then extends to the kitchen, which overlooks the rear garden, and there is then an extension comprising the wonderful living room with feature vaulted ceiling, plus log burner and bi-fold doors opening out to the garden. There is a further reception room, which could potentially be a ground (fourth) floor bedroom and adjoining this is a useful utility room, although it would not be difficult to convert this to a ground floor shower room if a new buyer preferred. Upstairs there is a spacious landing, which could lend itself perhaps as a study area or play area for children. The main bedroom has an ensuite shower room, and there are two further large first floor bedrooms plus a bathroom with a separate shower.

Outside: To the front is an extensive driveway for off road parking and with space to turn. This leads via gates to a car port, adjoining the side of the house. This continues to the detached garage, which is a single car depth but extra wide. The rear garden is a lovely feature of the house, having a lawned area. Plus there is a large summer house and sheds, trees and shrubs. Adjoining the house there's decking and extensive paved area.

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

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