

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 shrubs. Adjoining the house there's decking and extensive paved area.

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

PETTENGELLS

ESTATE AGENTS

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1ST FLOOR 797 sq.ft. (74.0 sq.m.) approx.









TOTAL FLOOR AREA: 2145 sq.ft. (199.3 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, vindows, crosm and any other terms are approximate and no responsibility is taken for any error, ornisision or mis-statement. This plan is for illustrative purposes only and should be used as such by any copycious proximate. The safe to the form of the control of the control

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.