



PETTENGELLS
ESTATE AGENTS

96 Manor Road, New Milton, Hampshire, BH25 5EJ
Asking Price £565,000

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- Incredibly versatile accommodation
- Four double bedrooms
- Master bedroom with en suite shower room and walk in wardrobe
- First floor family bathroom and ground floor shower room
- Living room with wood burner
- Dining room with open fire
- Ground floor family room/third reception room
- Large driveway with offroad parking for multiple vehicles
- Garage with utility room
- Double glazed and gas fired central heating
- Extensive gardens





AN IMPRESSIVE VERSATILE FOUR BEDROOM, THREE BATHROOM, THREE RECEPTION ROOM CHARACTER DWELLING, SET IN EXTENSIVE GARDENS WITHIN WALKING DISTANCE OF NEW MILTON TOWN.

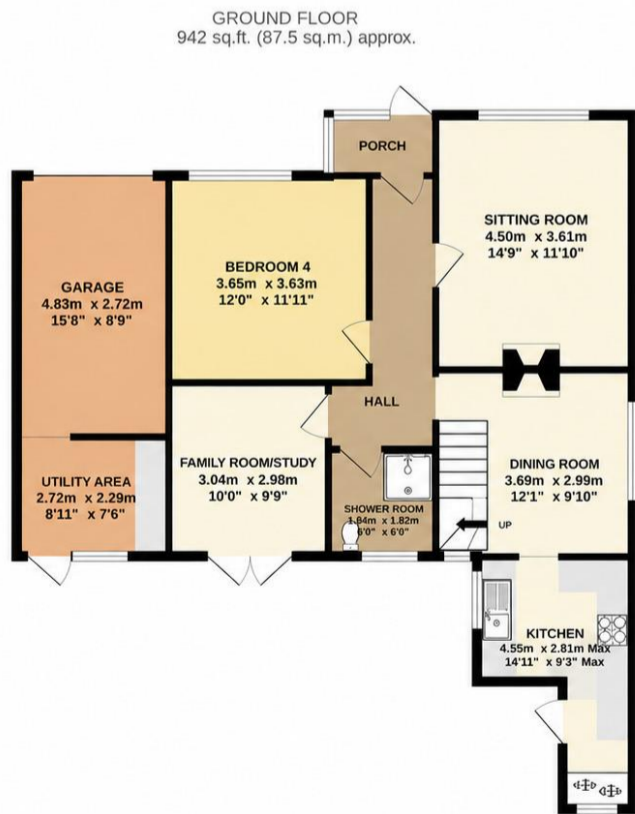
Accommodation: The entrance porch opens into the hallway with doorway leading to the living room with wood burner and feature wooden flooring. The family room/study is at the rear with double doors opening onto the patio and rear garden. The separate dining room has an open fire and staircase to the first floor and flows in to the well appointed kitchen with built in butler sink, oven, gas hob and extractor. To compliment the spacious ground floor accommodation you also have a double bedroom and a shower room. On the first floor there are three double bedrooms, with the master bedroom have an ensuite shower room and impressive walk-in wardrobe. Bedroom two is nearly 20' in length and has been divided into a sleeping area with room for a double bed and then to an impressive lounge or study area. The spacious main family bathroom has bath WC and wash hand basin with potential and space for another separate shower cubical if needed.

Outside: The garage with power and EV charging point measures 4.83m x 2.72 (15'8 x 8'9) and has a separate utility room at the rear with space for washing machine etc, the rear garden has a fantastic alfresco undercover dining area leading to further seating, with a large lawned area all enclosed with mature flower and shrub borders.

Council tax band: C, 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 : 1644 sq.ft. (152.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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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. 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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