



**PETTENGELLS**  
ESTATE AGENTS

10 Marston Road, New Milton, Hampshire, BH25 5DT  
Asking Price £775,000

10 Marston Road, New Milton, Hampshire, BH25 5DT

- Magnificent family home
- Spacious and well presented accommodation
- Close to the edge of New Forest National Park
- Five bedrooms
- Three bathrooms
- Four reception rooms including
- Conservatory overlooking garden
- Driveway, garage, car port
- Impressive and well appointed kitchen/dining room
- Pleasant garden with lodge





SPLENDID PREMIER RESIDENCE, DECEPTIVELY SPACIOUS, CURRENTLY WITH FIVE BEDROOMS, THREE BATHROOMS AND FOUR RECEPTION ROOMS. CLOSE TO EDGE OF NEW FOREST NATIONAL PARK

Accommodation: There is a porch and then an entrance hall leading into a wonderful lounge. One of the many delightful features of this property is the superb kitchen/dining room. This then leads into the heated conservatory with bi-fold doors opening to the garden. Off this is a cloakroom. Modern gas boiler. There is then a family room, although this could be an additional bedroom if needed. Usefully there is a large bedroom downstairs with a bathroom next to it, and to the rear of the garage is a utility room. Upstairs, the landing leads to four bedrooms, three doubles and a single bedroom that would lend itself as a study. The main bedroom upstairs is large and has an en suite shower room plus there is a family bathroom.

Outside: To the front of the house, the driveway gives good off-road parking as well as space to turn. This leads to the garage which currently also houses the controls for the solar panning, this is an owned system with battery storage and obviously saves on the energy bill. Next to the garage is a carport. The lovely rear garden is laid out for relative ease of maintenance. There is a paved patio, a decked area and an impressive garden lodge/summer room.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area 200 sq m

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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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