



PETTENGELLS
ESTATE AGENTS

Marshfield Cottage, 123 Manor Road, New Milton, Hampshire, BH25 5EQ
Asking Price £565,000

Marshfield Cottage, 123 Manor Road, New Milton, Hampshire, BH25 5EQ

- Detached character cottage
- Flexible accommodation
- 3/4 Bedrooms
- 2/3 Reception rooms
- Kitchen
- Shower room
- Ensuite bathroom
- Lovely gardens
- 22' x 10' Garage
- 16' x 10' Garden lodge





SUPERB AND SPACIOUS THREE/FOUR BEDROOM DETACHED CHARACTER HOME, WHICH ALSO HAS AN IMPRESSIVE AND GOOD SIZE GARDEN.

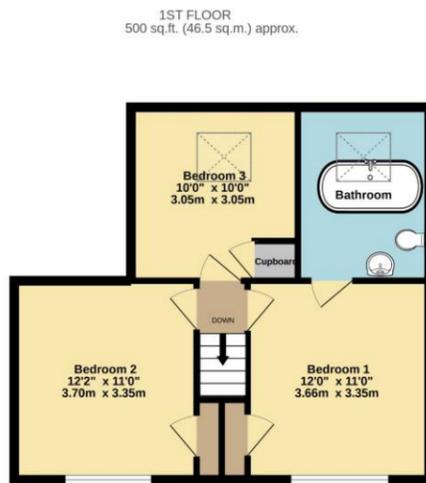
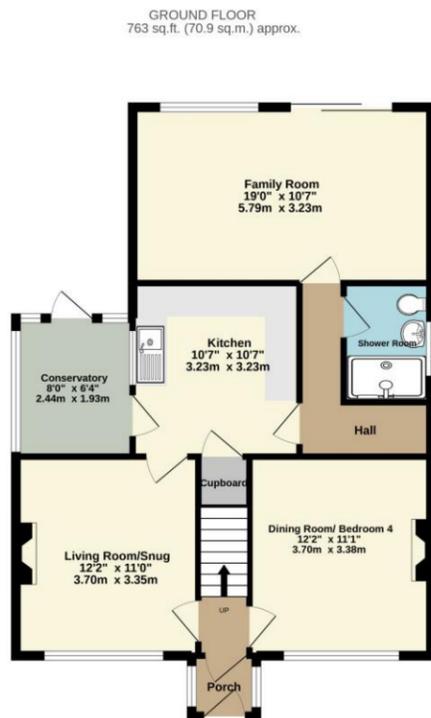
Accommodation: There is an entrance porch leading to a hall and then two reception rooms at the front, one with a feature fireplace and one with a log burner. There is then a kitchen leading out to a garden room. Off the kitchen there is also an inner hall. This leads to a further reception room which overlooks the rear garden and also a ground floor shower room. One of these reception rooms could become a fourth bedroom. The upstairs landing leads to three bedrooms with bedroom one having an ensuite bathroom.

Outside: To the front, there's a small area of garden. The driveway leads along the side and gives lots of off-road parking, leading to the detached single garage (22' x 10', including partition to create a utility area to the rear). There is a decked area and then a lovely lawn, there is a modern spacious shed and then a modern garden lodge (16' x 10').

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: 1263 sq.ft. (117.4 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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