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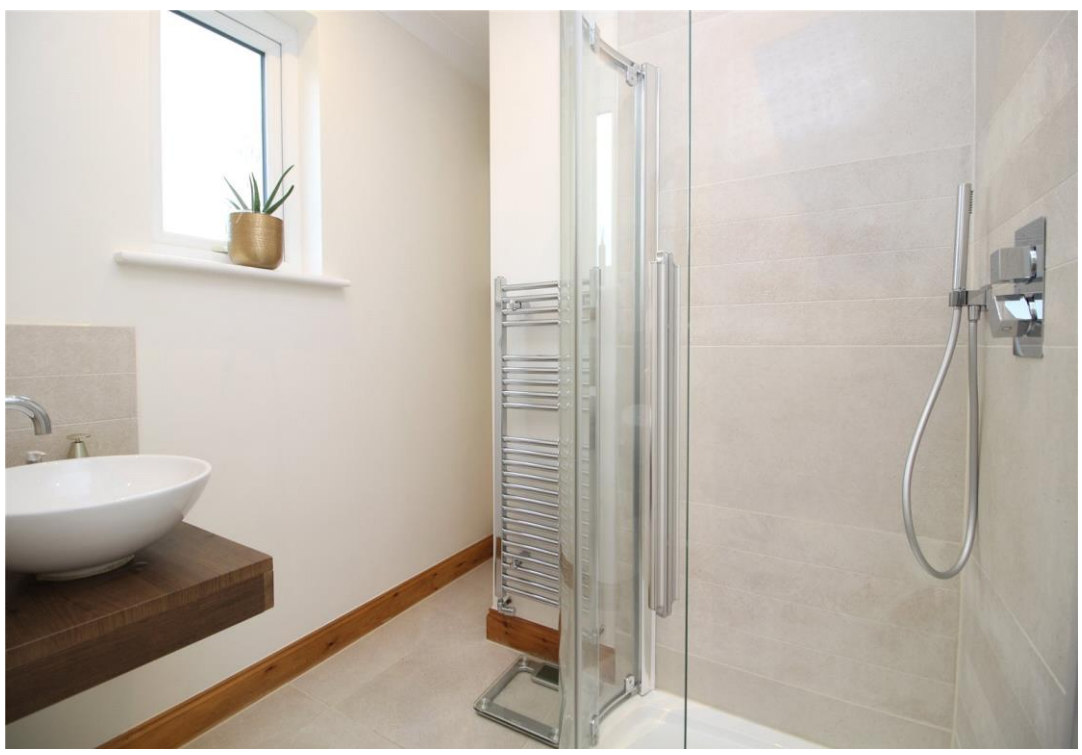
11 Manor Road, New Milton, Hampshire, BH25 5EW
**Asking Price £625,000**

## 11 Manor Road, New Milton, Hampshire, BH25 5EW

- Desirable character family home
- Conveniently close to town centre and station
- Four well proportioned bedrooms
- Ground floor shower room
- First floor bathroom
- Three lovely reception rooms
- Kitchen overlooking rear garden
- Generous driveway with space to turn
- Gardens, front and rear
- Large garage, currently with utility area













WE ARE DELIGHTED TO OFFER THIS FOUR BEDROOM DETACHED CHARACTER FAMILY HOME, CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN CENTRE AND RAILWAY STATION. FURTHER FEATURES INCLUDE GENEROUS DRIVEWAY FOR PARKING, LARGE GARAGE, THREE RECEPTION ROOMS AND A BATHROOM ON EACH FLOOR.

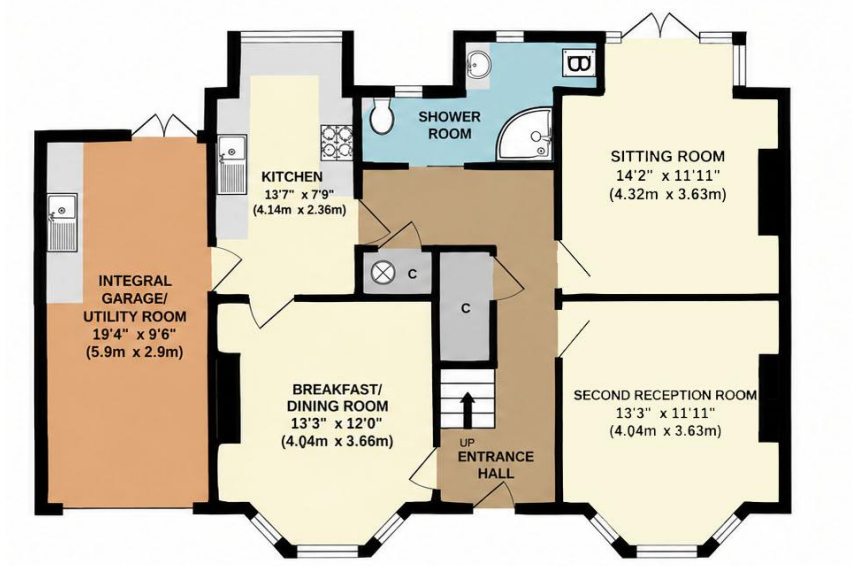
Accommodation: The entrance hall leads to three lovely reception rooms, one of which has a particularly attractive feature fireplace. One of these could potentially become a ground floor fifth bedroom as there is also a modern shower room on this floor. The kitchen overlooks the rear garden and leads into one of the reception rooms ie a dining room, and also has an integral door to the garage/utility room. Upstairs there is a an attractive galleried landing, leading to four bedrooms, three of which are generous doubles and there is then a small double/large single. Family bathroom.

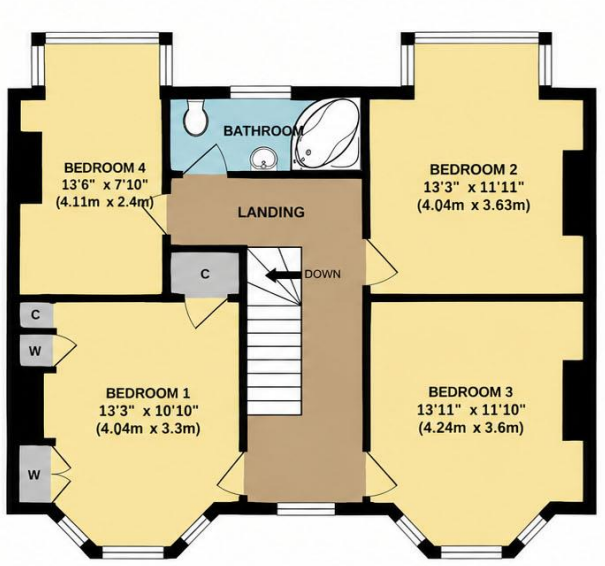
Outside: To the front, there is an area of lawned garden with mature hedge border giving screening, adjoining this the driveway gives a generous area to park including turning space and leads to the garage which is a good usable size, although at the moment the rear section has been adapted to create a utility area. The garage door is relatively wide and electrically operated. There are then doors to the rear garden which is of 'easy to maintain' proportions and mainly laid to lawn, plus shrub borders and a shed.

EPC: D, Council tax band: E, Tenure: Freehold, total approx floor area 1637 sq ft

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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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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