



112 Manor Road, New Milton, BH25 5EJ

£499,950

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*112 Manor Road
New Milton
Hampshire
BH25 5EJ*

This beautifully presented three/four bedroom detached house is ideally situated a short walk from New Milton High Street and the mainline railway station. The property has been immaculately maintained and features a high specification kitchen/dining room, a sitting room, a newly fitted bathroom, two double bedrooms, an annexe, a garden office, and a private, secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Three First Floor Bedrooms
- Bathroom
- Driveway
- Private & Secluded Garden
- Annexe
- Garden Office



The Property

Entrance hall with vinyl flooring, a radiator, a UPVC window, and recessed ceiling spotlights.

Ground floor cloakroom with a modern suite comprising a WC, a corner wash hand basin with a mixer tap over and storage beneath, a tiled splashback, a chrome heated towel rail, and a UPVC window.

A glazed door leads through to the main hallway, which features stairs to the first floor landing, a radiator, built-in understairs storage, a cupboard housing the electric meter and consumer unit, and a glazed door leading to the sitting room and kitchen.

The kitchen has been recently fitted to an extremely high standard with white shaker style wall and base units and contrasting stone effect worktops. There is a UPVC double glazed door leading out to the garden, vinyl flooring, a Butler sink with a mixer tap, and built-in appliances including a slimline dishwasher, a washing machine, a tall stand up fridge/freezer, and space for a range style cooker with an extractor fan above. It has a large UPVC window overlooking the rear garden and opens through to the dining area.

The dining area offers ample space for a table and chairs, double casement doors leading out to the patio and rear garden, and in turn, opens through to the sitting room.

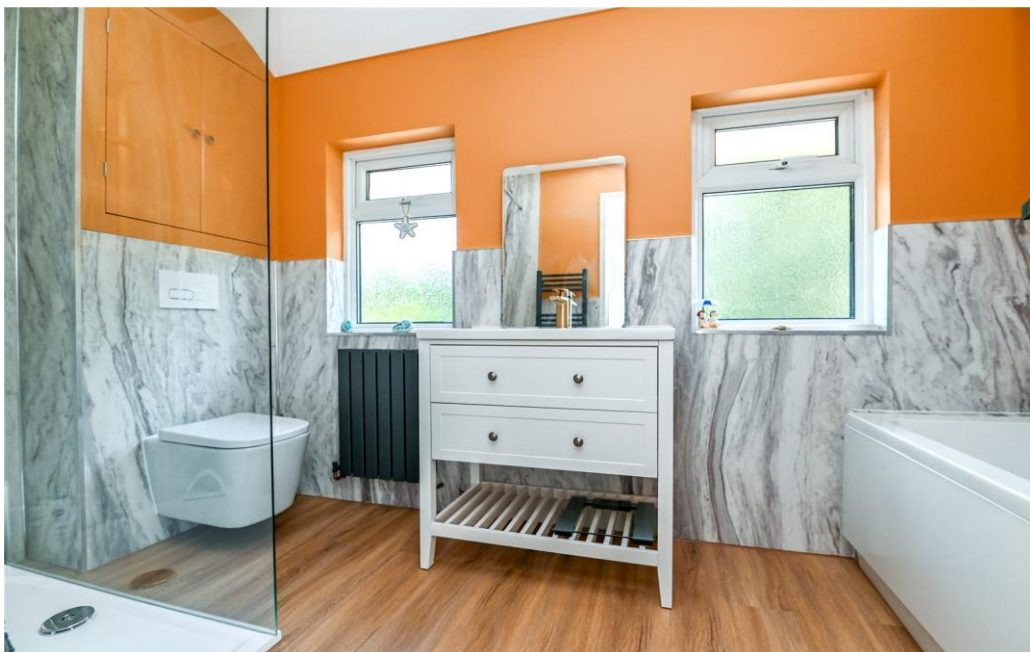
Sitting room with timber effect flooring, offers ample space for a three piece suite, built-in units with an inset for a TV, a wall mounted gas fire, an oak mantel, a large picture window to the front, and a sliding pocket door leading into the kitchen/dining room.

First floor landing with a large UPVC window providing plenty of natural light, a storage cupboard, and a drop down loft hatch housing a newly installed combination boiler.

There are three bedrooms, two of which are spacious doubles, with the master enjoying a fantastic range of recently built-in furniture and views over the rear garden.

The family bathroom has recently been refurbished with a suite comprising a panel bath with a mixer tap over and handheld shower attachments, a wash hand basin with a mixer tap over and storage beneath, a WC with a hidden cistern, a walk-in double shower with thermostatic shower attachments, an extractor fan, and two UPVC double glazed windows.





Gardens & Grounds

Annexe:

The front door leads into the kitchen, which features shaker style wall and base units, a sink with mixer tap, space for an undercounter fridge and microwave, a rooflight, and timber effect flooring.

This leads through to the hallway with a useful built-in coats cupboard, which in turn leads to the studio room. The studio has double casement doors onto the patio, a modern radiator, and ample space for a sofa and a double bed.

The family shower room has a modern suite comprising a WC, a wall hung wash hand basin with a mixer tap over and storage beneath, a tiled splashback, a walk-in double shower with sliding glass doors and Triton electric shower attachments, recessed ceiling spotlights, an extractor fan, and a heated towel rail.

Double casement doors lead out to an area of private decking with high level fencing, providing excellent privacy and seclusion.

To the front of the property is a large area with high level fencing, laid to shingle, ideal for storing a boat or caravan. The remainder of the front is laid to block paviour driveway, offering off road parking for approximately three vehicles. A block paviour path leads to the front door.

The rear garden has recently been re-landscaped with a generous decking area, an undercover hot tub, and high level fencing, making it extremely private and secluded. The remainder of the garden has been hard landscaped with mature, colourful planting. At the rear of the garden is a fully insulated outside office/games room.

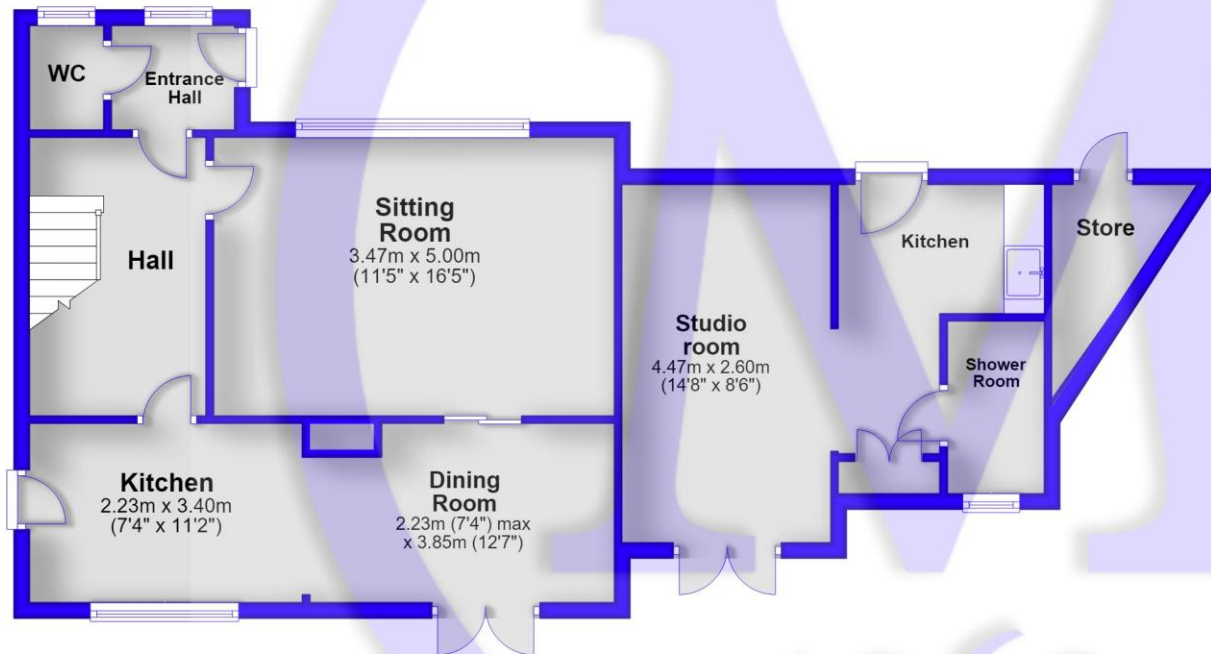
Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: D

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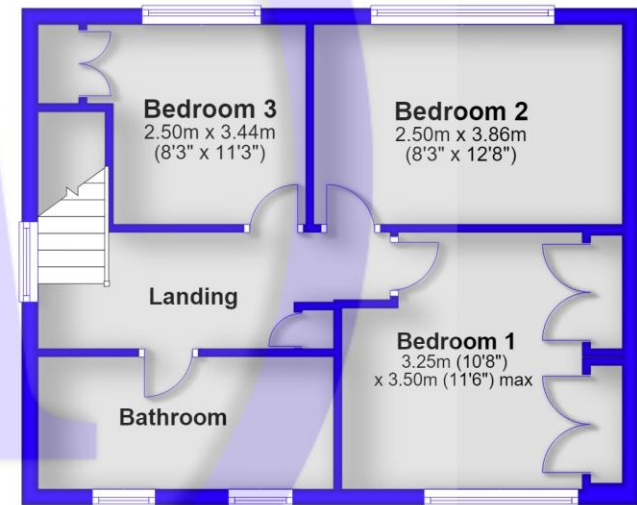
Ground Floor

Approx. 71.1 sq. metres (765.1 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



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Total area: approx. 113.5 sq. metres (1222.1 sq. feet)



Situation

New Milton is a lively market town on Hampshire's west edge, right by the beautiful Solent coastline. You get amazing views across Christchurch Bay all the way to the Isle of Wight, plus fantastic coastal walks. The town's mainline railway station makes London Waterloo easy to reach in under two hours, perfect for commuters or anyone wanting seaside living. New Milton has great state and private schools, a 27-hole links-style golf course, and the famous Chewton Glen Hotel, making it a top spot for those moving to the coast.





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