



112 Manor Road, New Milton, BH25 5EJ

£479,950

Mitchells
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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 of New Milton high street and mainline railway station. The property has been beautifully maintained and features include a high specification kitchen, an L-shaped sitting/dining room, a ground floor study, a ground floor cloakroom, two double bedrooms and a private and secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Hallway
- Kitchen
- Dining Room
- Sitting Room
- Study
- Workshop
- First Floor Landing
- Three Bedrooms
- Shower Room
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with timber effect flooring, radiator, UPVC window and recess ceiling spotlight

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

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

The kitchen has been recently fitted to an extremely high standard with white shaker style wall and base units and contrasting stone effect worktop, a UPVC double glazed door leads out to the garden, tiled flooring, Butler sink with mixer tap over and built in appliances include a slimline dishwasher, washing machine, a tall stand up fridge freezer and space and plumbing for a range style cooker with extractor fan over, has a large UPVC window overlooking the rear garden and the kitchen opens through to the dining area

The dining area has ample space for a six to eight seater table and chairs, has timber effect flooring, double casement doors leading out to the patio and rear garden and in turn, opens through to the sitting room

The sitting room has a continuation of the timber effect flooring, has ample space for three piece suite, a large picture window to the front, TV aerial point and inset living flame gas fire

The ground floor study has lots of built in storage, desk, timber effect flooring, recess ceiling spotlight and double casement doors leading out to the decking and rear garden

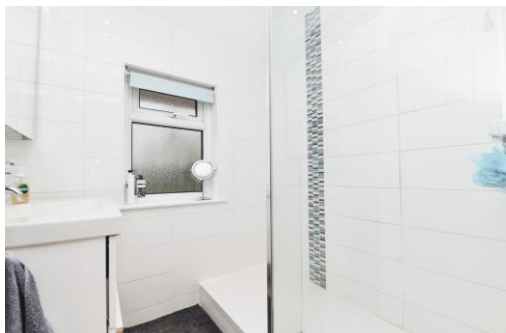
On the first floor landing is a large UPVC window giving lots natural light, a drop down loft hatch, airing cupboard housing the hot water cylinder, central heating controls and slatted shelves

There are three bedrooms all benefitting from built in storage with bedroom one and two both being lovely double bedrooms, ample space for double or king size beds with the master bedroom enjoying views over the private and secluded garden

The shower room is fitted with a modern suite comprising a walk-in double shower with chrome thermostatic shower attachment, wash hand basin with storage beneath and mixer tap over, mirror fronted medicine cabinet with built in light, fully tiled walls, tiled flooring and extractor fan

Separate cloakroom with WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, shelving and UPVC window





Gardens & Grounds

To the front of the property is a large area with high level fencing laid to shingle and would make ideal storage for a boat or caravan, with the rest of the front laid to block paviour driveway giving off-road parking for approximately three vehicles. A block paviour path leads to the front door.

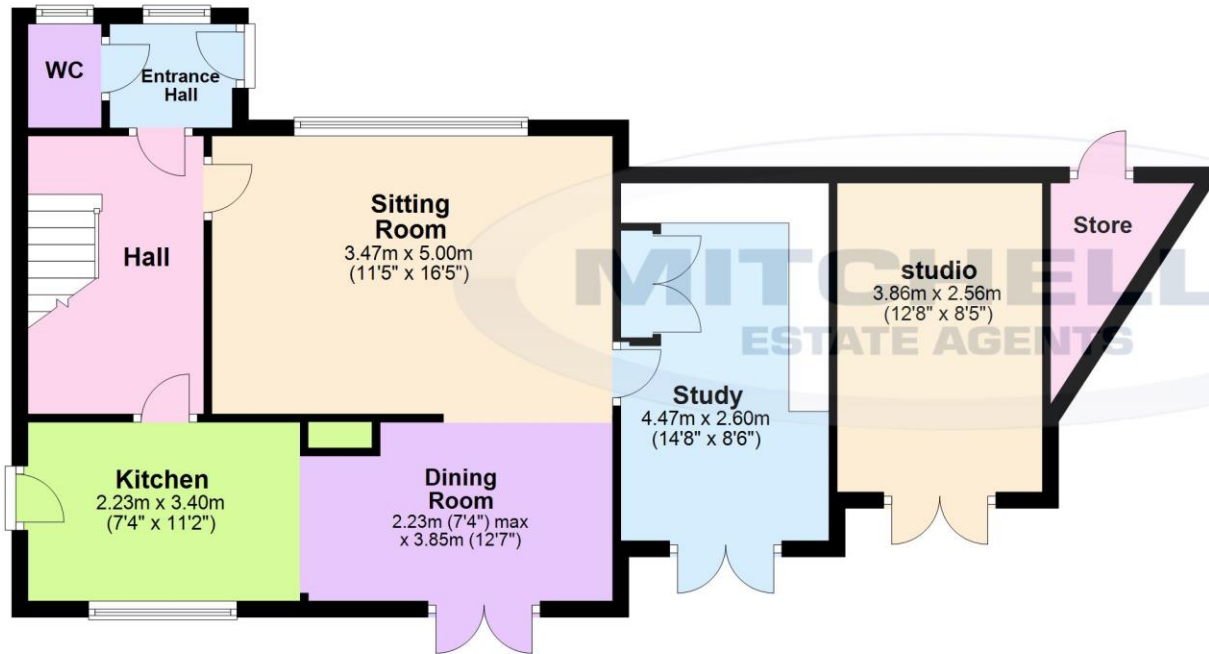
To the rear of the property is a fantastic area of composite decking with ornamental fishpond, area for hot tub and leading out to the main garden which is generally laid to lawn with raised beds and high level fencing making the rear garden extremely private and secluded. This also gives access to the workshop and shed, both with power and lighting.

Services

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

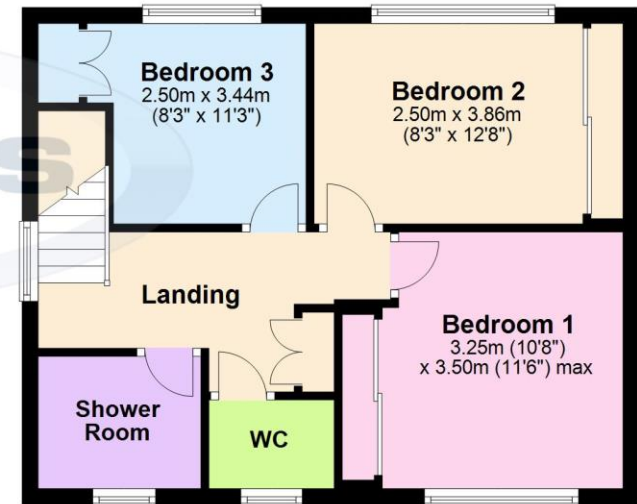
Ground Floor

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



First Floor

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



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

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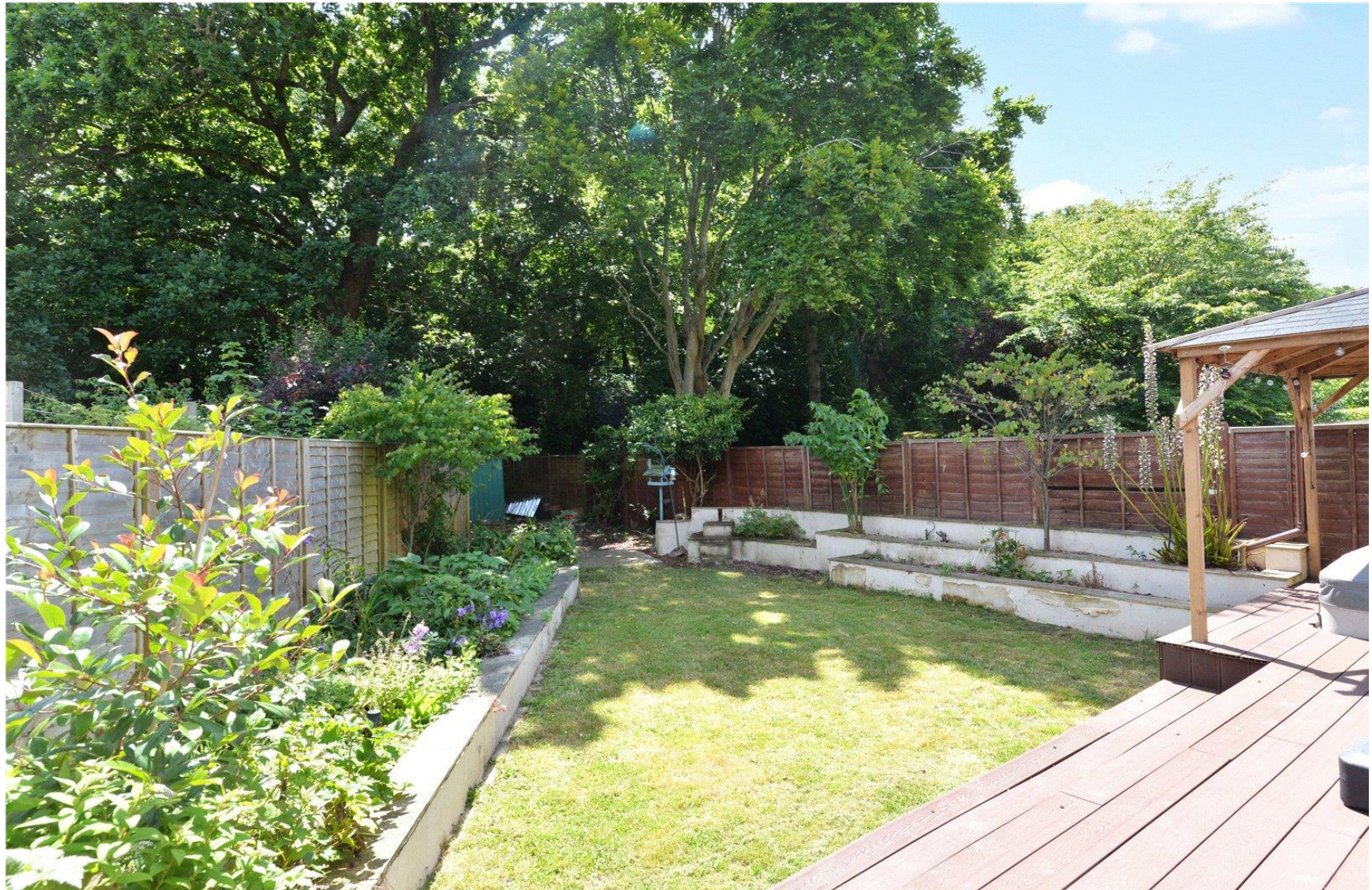
Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn left at the traffic lights and proceed up Station Road. Continue over the railway bridge and take the first right into Manor Road. The property will be found on the right hand side after the turning to Oakwood Avenue on the left.





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