



*74A Manor Road, New Milton, BH25 5EN*

*£475,000*

**Mitchells**  
1963 — TODAY



*74A Manor Road  
New Milton  
Hampshire  
BH25 5EN*

This highly deceptive and beautifully presented two double bedroom detached bungalow has been recently extended and updated and is situated a short walk of New Milton town centre and mainline railway station. The property offers bright and modern living with features including a spacious kitchen/family room, a separate sitting room, a modern bathroom, a home office a utility room and a secluded south facing garden.

- Entrance Porch
- Entrance Hall
- Two Double Bedrooms
- Family Bathroom
- Kitchen/Family Room
- Sitting Room
- Utility Room
- Home Office
- Driveway
- Secluded South Facing Garden



## The Property

The UPVC front door leads through to the entrance porch with tiled flooring and useful coat hooks.

This intern leads through to the entrance hall with parquet flooring, hatch to roof space and cupboard housing the electrical consumer unit.

The kitchen/family room has been recently refitted and now consists of black gloss wall and base units with a contrasting timber effect worktop, a stainless steel one and a half bowl sink with mixer tap over and drainer, tiled splashback, timber effect flooring, integrated appliances include an eyelevel double oven, dishwasher and space and plumbing for an American style fridge freezer, wine cooler and ample space for six to eight seater table and chairs.

An archway leads through to the sitting room with double casement doors leading out to the patio and rear garden, two roof lanterns bringing in lots of natural light and a continuation of the timber effect flooring.

The utility room is fitted with modern wall and base units with a contrasting timber effect worktop, stainless steel sink with mixer tap over and drainer, space and plumbing for a washing machine, extractor fan, ceiling lantern and a UPVC door leading out to the patio and rear garden.

The family bathroom is a particularly spacious room with part tiled walls, tiled flooring and a suite comprising a P-shaped bath with mixer tap over and hand held shower attachment, glass shower screen, WC with hidden cistern wash hand basin with mixer tap over, large heated towel rail, wall mounted Worcester combination boiler and two UPVC windows.

To the front of the property are two spacious double bedrooms both enjoying an outlook over the front garden.

To the rear of the property is a home office of brick construction with a pitched tiled roof, insulated walls, power and lighting and is currently fitted out with storage cupboards, a large desk area, electric heating, a bright triple aspect with a UPVC door to the front and a UPVC door leading out to the garden.





## *Gardens & Grounds*

The front garden has a dwarf brick wall with the majority of the garden laid to lawn with a path leading to the front door and a garage door leading through to a further area of off road parking and giving access to the garden and home office.

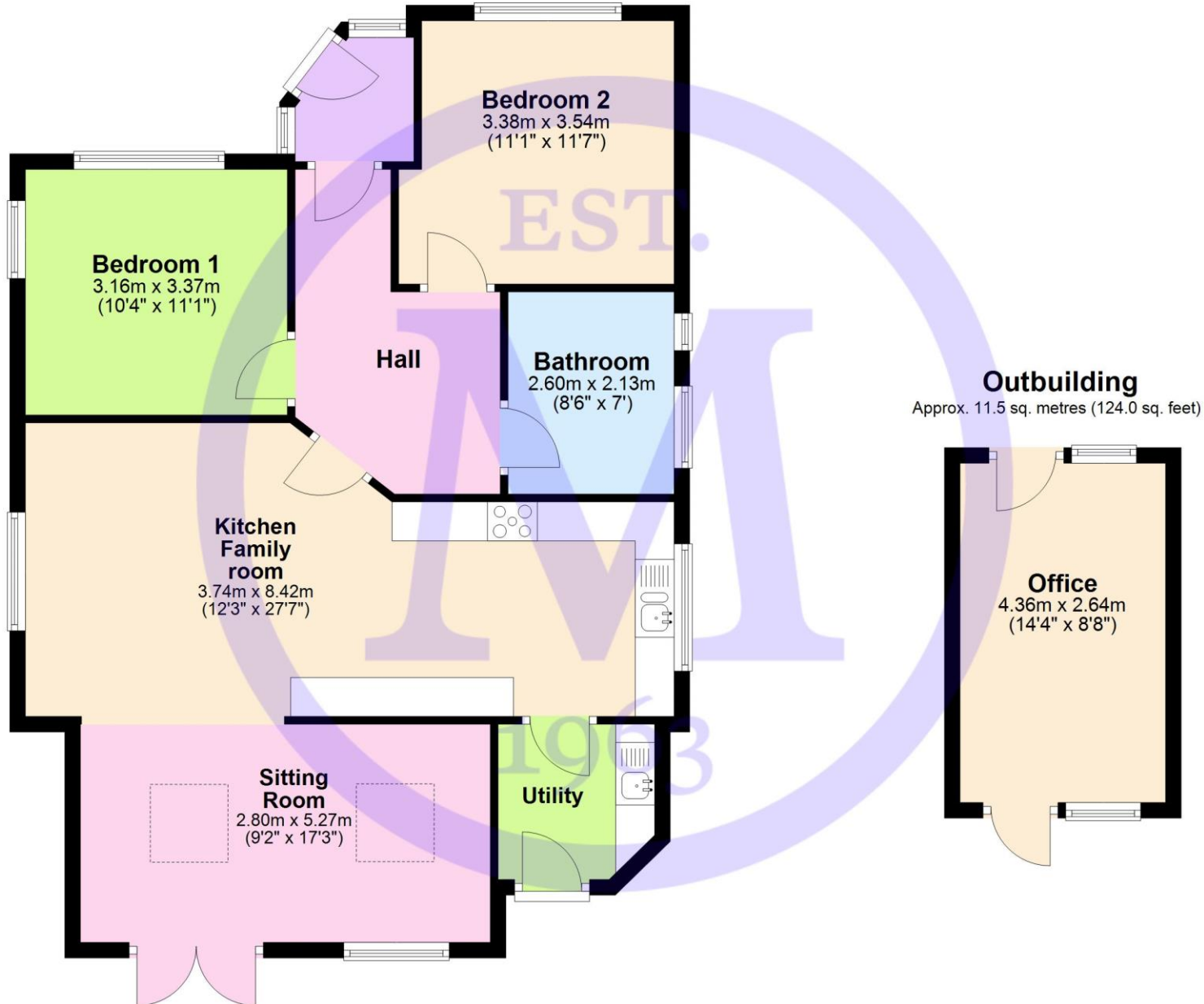
The rear garden has a bright sunny southerly aspect and is extremely private and secluded due to high level fencing and hedging with a patio area and with the rest of the garden laid to lawn with a useful storage shed, an area of raised decking and a further area of covered patio making a fantastic space for outside entertaining.

## *Services*

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

## Ground Floor

Approx. 86.8 sq. metres (934.3 sq. feet)



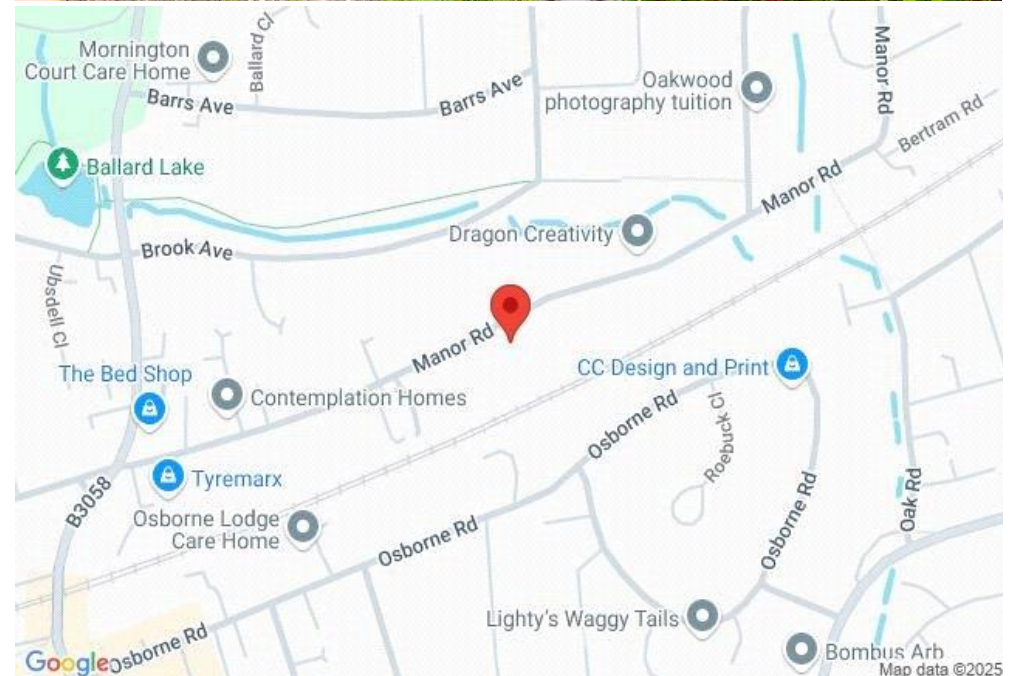
Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

## 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 over the railway bridge. Take the first turning right into Manor Road where the property will be found on the right hand side.





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