



19 Manor Road, New Milton, BH25 5EW

£739,950

Mitchells
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*19 Manor Road
New Milton
Hampshire
BH25 5EW*

This highly impressive four bedroom detached house is situated a short walk of New Milton town centre and mainline railway station. The property offer generous room sizes and versatile accommodation with features including a highly impressive kitchen/family area, a ground floor bedroom four/home office, a utility room, a master bedroom with an en-suite and a private and secluded rear garden.

- Entrance Porch
- Entrance Hall
- Sitting Area
- Dining Area
- Kitchen
- Ground Floor Bedroom Four
- Rear Lobby
- Utility Room
- First Floor Landing
- Family Bathroom
- Three Bedrooms
- En-Suite Shower Room
- Driveway
- Large Garage
- Secluded Garden



The Property

Entrance porch with tiled flooring, two large UPVC windows, double casement doors and useful coat hooks.

The entrance hall has original parquet flooring, stairs to first floor landing and understairs storage cupboard.

The main family area is a highly impressive room with a large dining area with a feature fireplace with an open fire, tiled hearth and brick surround.

This opens through to sitting area with a feature woodburning stove, an attractive vaulted ceiling, two Velux windows, TV aerial point and bifold doors leading out to the patio and rear garden.

The kitchen is fitted with a fantastic range of shaker style wall and base units with a contrasting marble effect worktop, a glazed panel door leads through to the hall, an additional door leads through to the rear lobby and intern the utility room. In the kitchen is a built in dishwasher, stainless steel one and half bowl sink with mixer tap over and drainer, two UPVC windows and space and plumbing for an American style fridge freezer and a range cooker with extractor fan over.

The ground floor bedroom four is currently used as a home office with a bright double aspect, a feature open fire with a tiled hearth and surround, a continuation of the parquet flooring and gives access through to the rear lobby and intern the utility room.

Rear lobby with tiled flooring and UPVC door leading out to the patio and rear garden.

The utility room has been beautifully fitted with white gloss wall and base units with a contrasting stone effect worktop, wash hand basin, WC, chrome heated towel rail and cupboard housing the electric meter and electrical consumer unit.

The first floor landing is an extremely spacious room and could easily be made into a study area or home office, if necessary, with a walk in airing cupboard housing the pressurised hot water cylinder and modern Worcester boiler.

The family bathroom is a fantastic size with a large walk in double shower with thermostatic shower attachments and glass shower screen, a corner bath with mixer tap over and hand held shower attachment, WC with hidden cistern and a wash hand basin with mixer tap over and storage beneath.

On the first floor are three lovely double bedrooms with the master being a particularly good size with a feature bay window to the front and benefits from its own luxury en-suite.

The en-suite comprises of tiled flooring with underfloor heating, his and hers sinks with mixer taps over and storage beneath, WC with hidden cistern and walk in shower with folding glass shower doors and electric shower attachments.





Gardens & Grounds

Large single garage with folding doors to the front, two windows, power, lighting and a rear door for access.

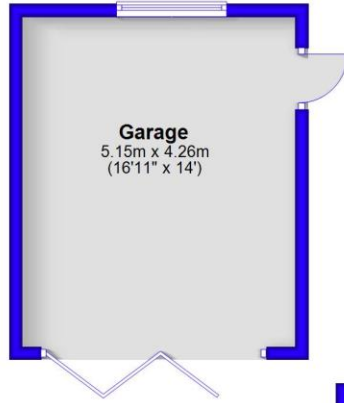
To the front of the property is a large shingle driveway giving off road parking for numerous vehicles and would be ideal storage for a boat or caravan.

The rear garden is a particularly generous garden with a large patio area, a raised decking, a large single garage with a pitched tiled roof and a garden chalet with power, lighting, a studio room with a sink, a bright double aspect and a shower room with a WC, wash hand basin with mixer tap over and storage beneath, shower cubicle with glass shower door and electric shower attachments.

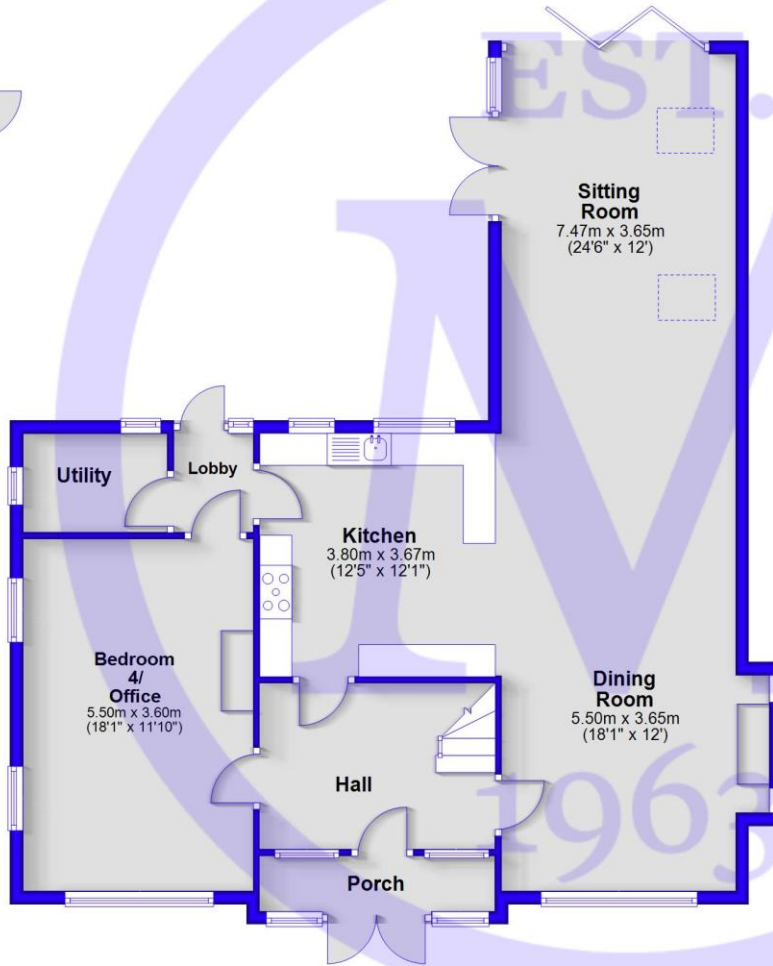
Services

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

Ground Floor
Approx. 125.3 sq. metres (1348.8 sq. feet)



Garage
5.15m x 4.26m
(16'11" x 14')



Sitting Room
7.47m x 3.65m
(24'6" x 12')

Utility

Lobby

Kitchen
3.80m x 3.67m
(12'5" x 12'1")

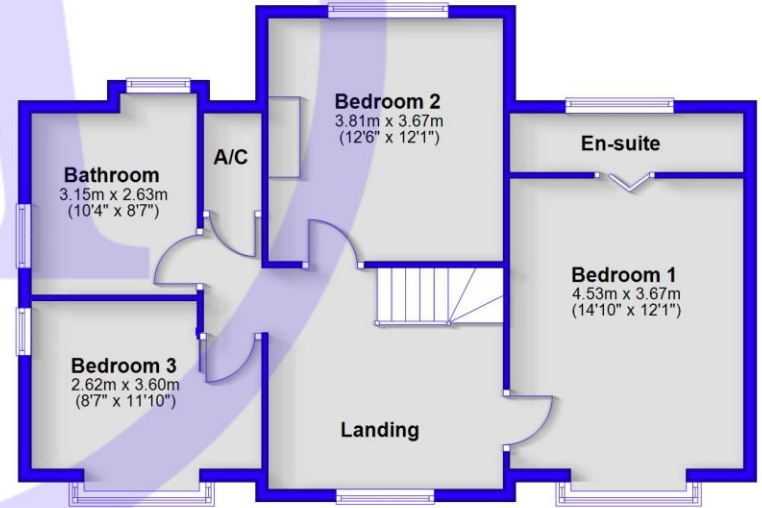
**Bedroom 4/
Office**
5.50m x 3.60m
(18'1" x 11'10")

Hall

Porch

Dining Room
5.50m x 3.65m
(18'1" x 12')

First Floor
Approx. 74.1 sq. metres (797.4 sq. feet)



Bedroom 2
3.81m x 3.67m
(12'6" x 12'1")

En-suite

Bathroom
3.15m x 2.63m
(10'4" x 8'7")

A/C

Bedroom 3
2.62m x 3.60m
(8'7" x 11'10")

Landing

Bedroom 1
4.53m x 3.67m
(14'10" x 12'1")

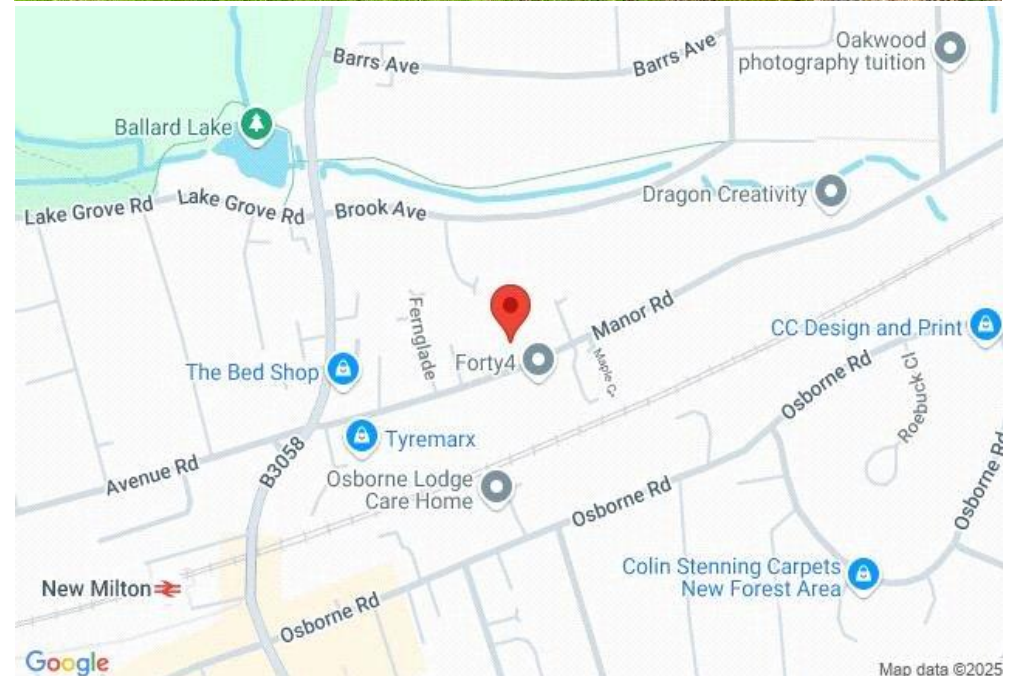
Total area: approx. 199.4 sq. metres (2146.2 sq. feet)

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. Proceed along Station Road and over the railway bridge. Take the first right into Manor Road and the property will be found after a short distance on the left hand side.





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