



39 Manor Road, New Milton, BH25 5EW

£459,950

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

A characterful four bedroom semi-detached house set on a fantastic large plot in a convenient location within easy reach of New Milton town centre, the mainline railway station, and local schools. The property is offered with no forward chain and has the potential for a ground floor fifth bedroom with an en-suite shower room, a good sized kitchen/dining room, a first floor en-suite shower room, an integral garage, and ample off road parking.

- Hall
- Sitting Room
- Kitchen/Dining Room
- Family Room/Bedroom Five
- Ground Floor Shower Room
- Landing
- Four Bedrooms
- Family Shower Room
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a glazed front door, tiled flooring, stairs to the first floor, and an understairs storage cupboard.

Sitting room with a large UPVC double glazed bay window, a timber fire surround with a stone backing and hearth, and an inset flame effect gas fire.

Family room/bedroom five with a lovely private outlook to the rear and an adjoining shower room fitted with a white suite comprising a fully tiled shower area with a thermostatically controlled shower, a wash basin, and a WC.

Superb sized kitchen/dining room with the kitchen area offering a range of pine wall and base units, a contrasting marble effect worktop, and an inset one and a half bowl sink unit with a mixer tap over. This room offers a lovely outlook over the rear garden, recessed ceiling spotlights, an integrated double electric oven, a four burner gas hob with extractor, space for a washing machine, tumble dryer, dishwasher, and tall fridge/freezer, a stable door to the outside, and ample space for a dining table.

First floor landing with an airing cupboard housing a wall mounted Baxi gas fired boiler.

Four first floor bedrooms, one with a feature bay window and another with a fully tiled en-suite shower room fitted with a white suite comprising a corner shower cubicle, a wash basin, a WC, an extractor fan, and timber effect flooring.

Family bathroom converted into a shower room, now comprising a large shower cubicle with a thermostatically controlled shower, a wash basin, a WC, and a trap to the roof space.





Gardens & Grounds

The property sits on a good sized mature plot, with the front garden laid mainly to hardstanding, providing excellent off road parking with mature hedging.

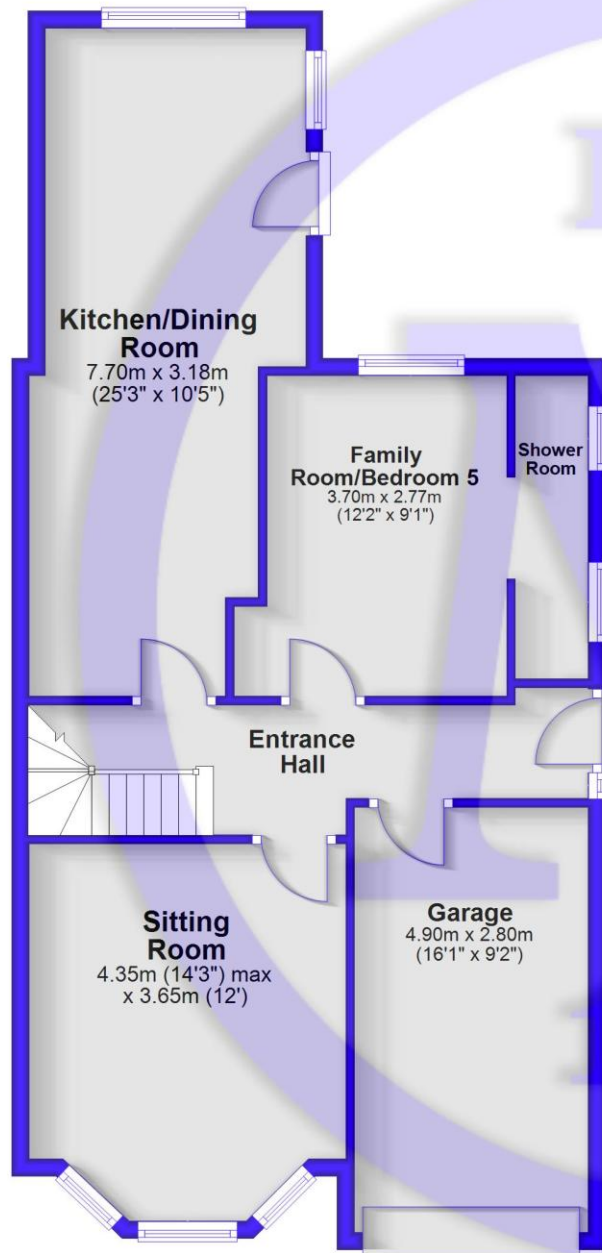
Adjoining the rear of the property is a paved patio area leading to a good sized lawn with mature, well stocked borders that provide privacy, along with a timber garden shed.

Services

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

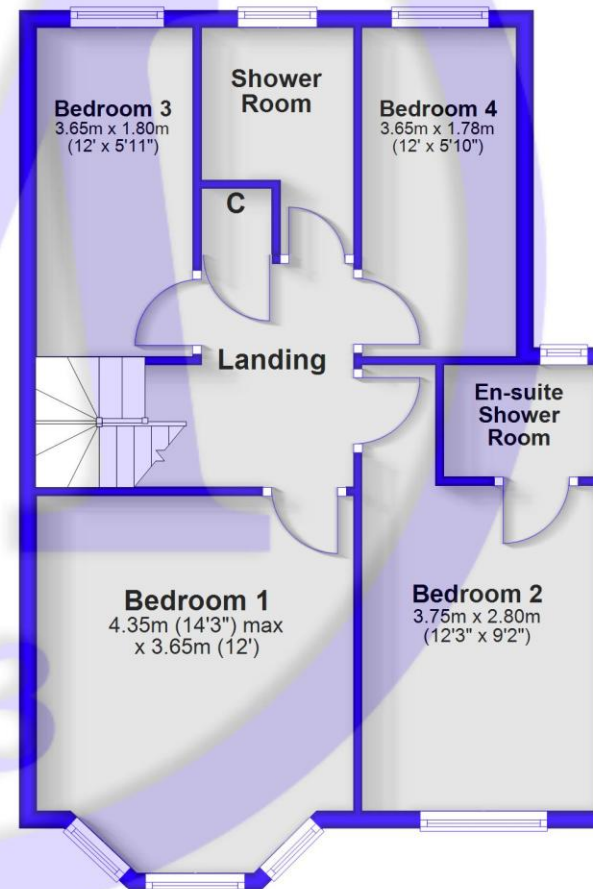
Ground Floor

Approx. 74.5 sq. metres (801.8 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



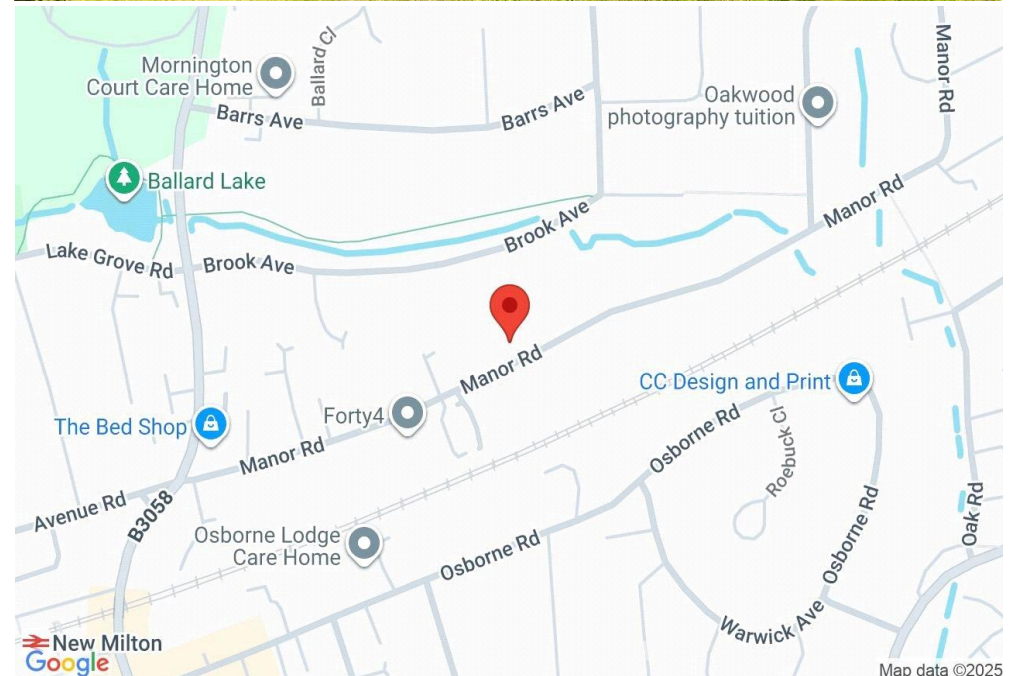
Total area: approx. 130.3 sq. metres (1402.9 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, turn left at the traffic lights and proceed over the railway bridge. Take the first turning on the right into Manor Road, where the property will be found on the left hand side.





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