



*4, Manor Farm Close, New Milton, BH25 6QP*

*£284,000*

**Mitchells**  
1963 — TODAY



*4 Manor Farm Close  
New Milton  
Hampshire  
BH25 6QP*

An end-of-terrace, three bedroom family house situated 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 features include a good-sized kitchen/dining room, a private rear garden, and a garage.

- Porch
- Sitting Room
- Kitchen/Dining Room
- Landing
- Three Bedrooms
- Shower Room
- Private Gardens
- Garage



## The Property

Entrance porch with a UPVC double glazed front door.

A double aspect sitting/dining room with timber effect flooring and an outlook to the front.

Good sized kitchen/dining room with a good range of grey wall and base units with soft closing drawers and doors, a contrasting dark worktop, and an inset sink unit with a mixer tap over. Integrated appliances include an electric oven, hob, extractor, and dishwasher. There is ample room for a dining table, along with recessed ceiling spotlights, UPVC double glazed casement doors leading outside, an understairs storage cupboard with space and plumbing for a washing machine, and stairs to the first floor.

First floor landing with timber effect flooring and a hatch to the roof space.

Three bedrooms, two with built-in wardrobes, all with timber effect flooring.

Fully tiled shower room comprising a corner shower cubicle with a thermostatically controlled shower, a wash basin, a WC, tiled flooring, and an extractor fan.





## *Gardens & Grounds*

The front garden is laid mainly to shingle for ease of maintenance, and a timber gate provides side access.

The rear garden is laid mainly to textured paved patio, with a timber gate providing rear access and enjoying a sunny southwesterly aspect.

There is a garage in an adjoining block with an up and over door.

## *Services*

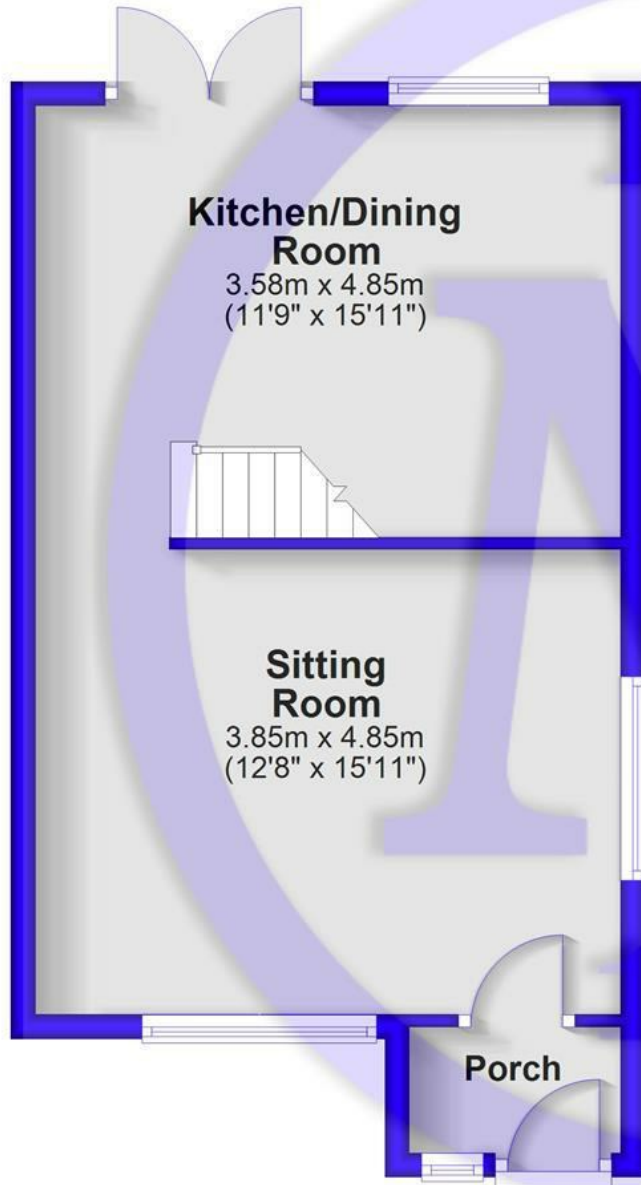
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating:

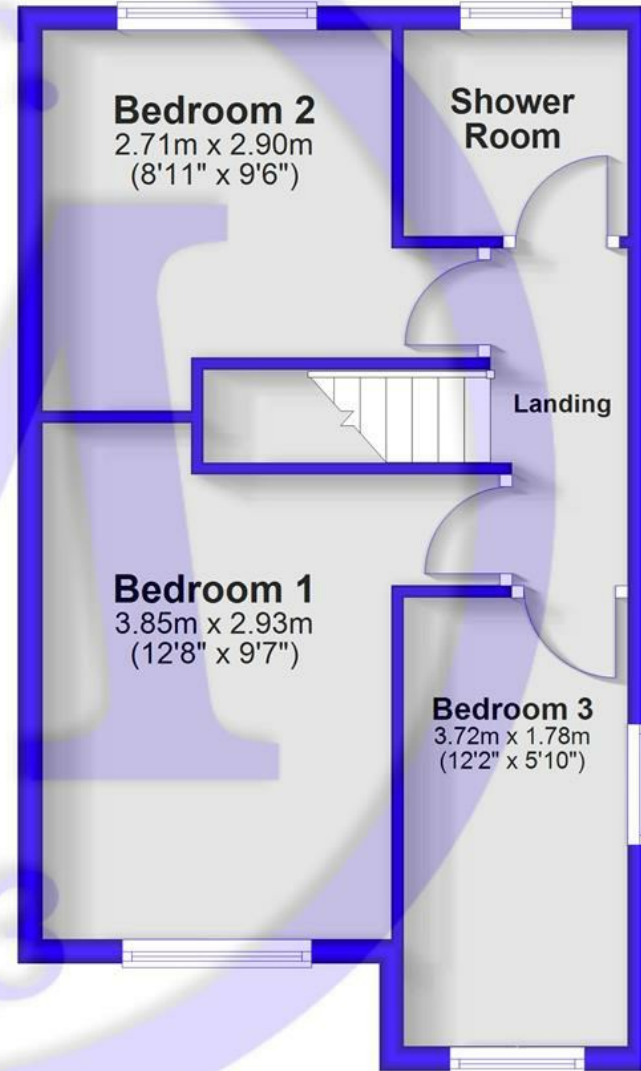
## Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 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.



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