



Manor View, 91A Manor Road, New Milton, BH25 5EQ

£525,000

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Manor View
91A Manor Road
New Milton
Hampshire
BH25 5EQ

A unique, modern three bedroom detached house situated in a quiet, tucked away position within walking distance of New Milton town centre and the mainline railway station. The property offers a spacious sitting room, a dining room opening onto the rear garden, a modern kitchen/breakfast room, a ground floor cloakroom, three double bedrooms, with bedroom one benefiting from an en-suite shower room, a family bathroom, private and secluded gardens, a large driveway, and a detached garage.

- Modern Detached Three Bedroom House
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Ground Floor Cloakroom
- Three Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Private & Secluded Gardens
- Large Driveway
- Detached Garage



The Property

Entrance hall with useful coat hooks.

Modern kitchen/breakfast room with an excellent range of wall and base units, a contrasting marble effect worktop, a four burner induction hob with an extractor fan over, a raised electric oven, an integrated eye level microwave, an integrated fridge/freezer, an integrated dishwasher, and space and plumbing for a washing machine.

The sitting room is a generous size, with carpeted flooring, and opens through to the dining room.

Dining room with a pleasant outlook over the rear garden and double doors opening onto the patio.

Ground floor cloakroom with an electric radiator and a wash hand basin.

First floor landing with a hatch to the loft space.

Bathroom with fully tiled walls, a UPVC double glazed window, and a suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, a chrome ladder style heated towel rail, and a panel bath with a glass shower screen and waterfall shower attachments.

Bedroom one is a generous size, with a good range of wardrobes, sliding doors opening onto a large balcony, and a door leading to the en-suite.

En-suite shower room with tiled walls, an extractor fan, a UPVC double glazed window, and a suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, and a shower cubicle with folding shower screen.

Bedrooms two and three are both generous double bedrooms.





Gardens & Grounds

91a Manor Road sits on a generous plot with timber five bar gates, a detached garage with an electric roller door, and a large block paviour driveway.

This leads down to an area of lawn and a large paved patio adjoining the rear of the property. Mature trees provide a pleasant outlook and privacy, with a pathway leading to a secluded area of garden, ideal for storage.

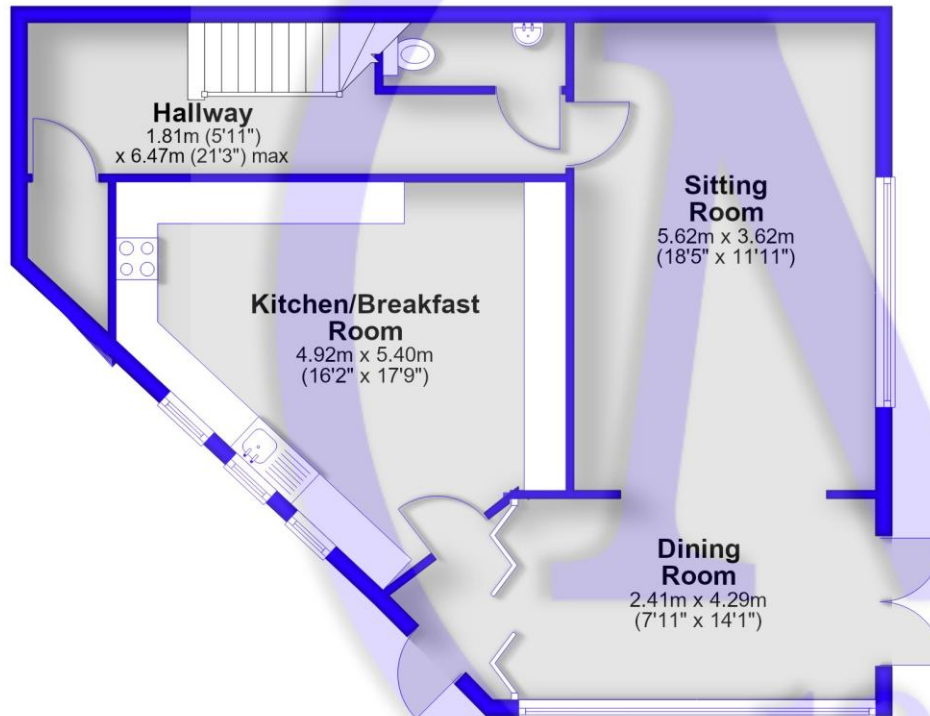
Services

- Mains gas, electricity, drainage and water
- Council Tax Band: F
- Energy Performance Rating: B

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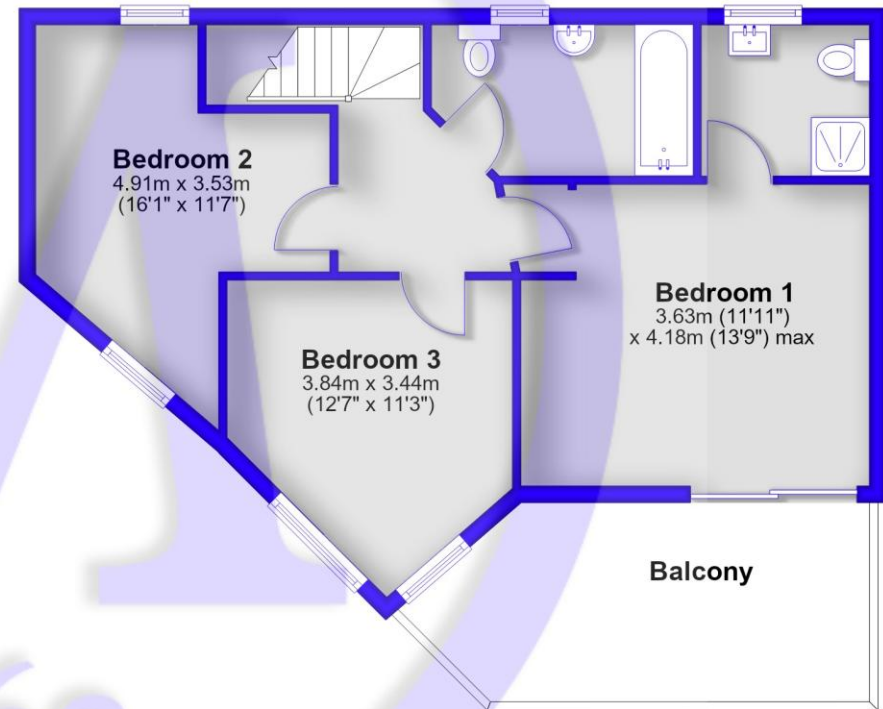
Ground Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.8 sq. feet)
(excluding Balcony)

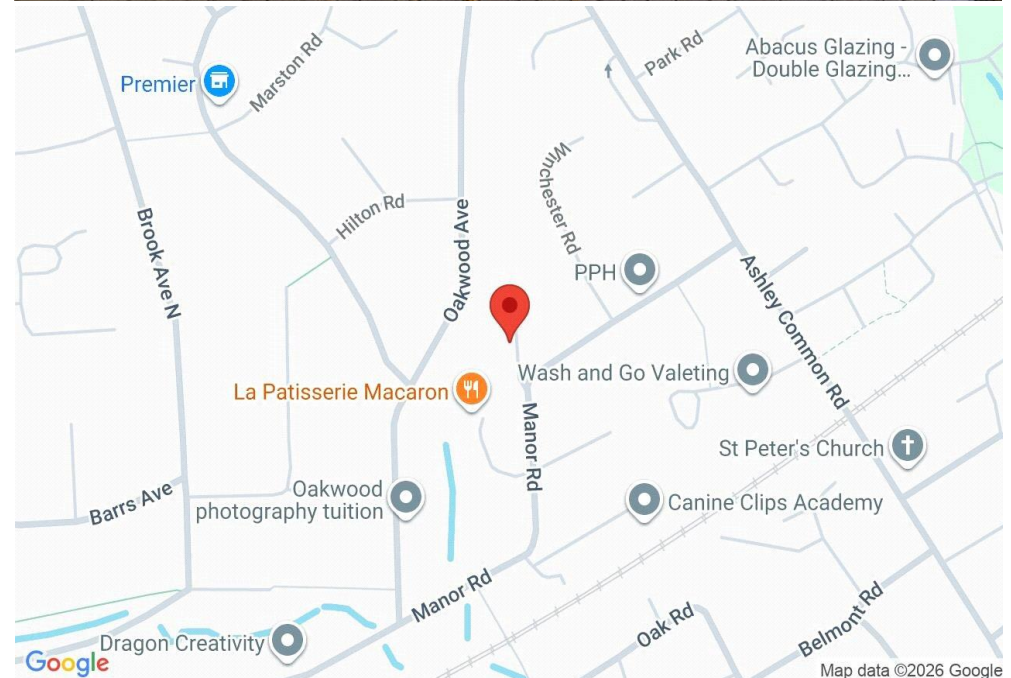


Total area: approx. 121.5 sq. metres (1307.5 sq. feet)



Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline. With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.





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