

72 MANOR ROAD
NEW MILTON, HAMPSHIRE BH25 5EN



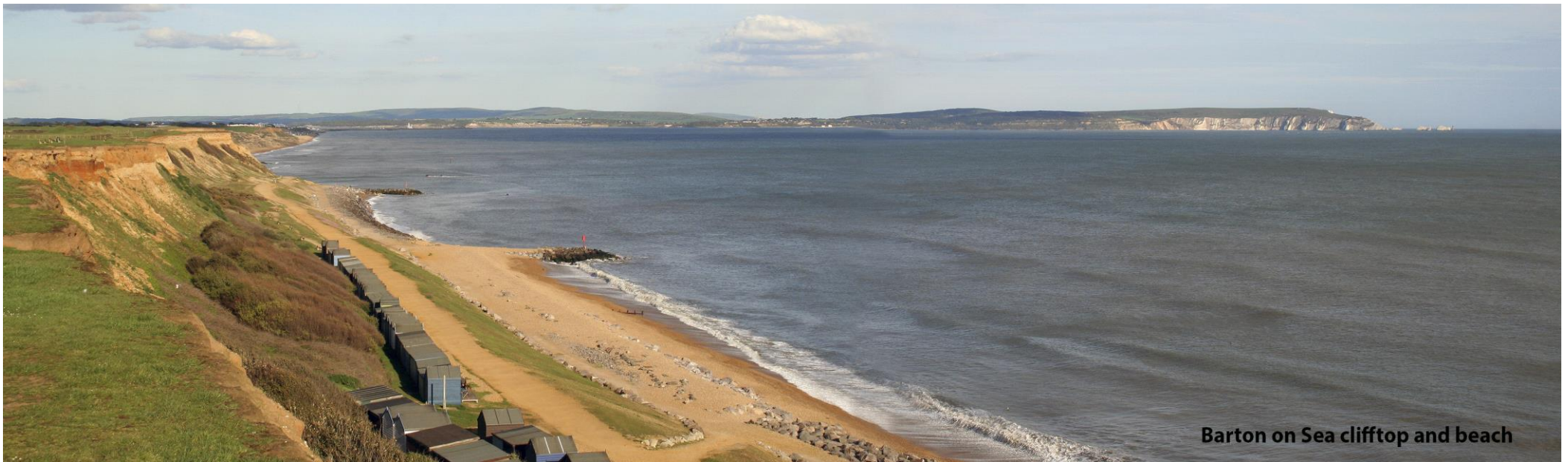


72 MANOR ROAD

New Milton, Hampshire BH25 5EN

A superbly presented and characterful three bedroom semi-detached family house with an attractive red brick elevations and set on a superb large plot with excellent off-road parking and a fantastic south facing rear garden. The property has been thoughtfully extended creating important aspects of modern living including ground floor cloakroom/utility room, large kitchen/family area, first floor bathroom and an internal inspection is strongly recommended to fully appreciate the property.

- Entrance Hall • Sitting Room • Dining Room • Family Room • Kitchen • Cloakroom/Utility Room
- Landing • Three Double Bedrooms • Family Bathroom
- Off-Road Parking • Large Gardens



Barton on Sea clifftop and beach

£465,000

The Property

- An attractive red brick semi-detached house offering excellent family accommodation in a superb position and in a popular road within easy walking distance of local mainline railway station, schools and the high street
- Attractive period features including bay windows and high ceilings
- Excellent decorative order throughout
- Spacious hallway with attractive striped wood staircase and useful under stair cupboard
- Lovely sitting room with feature cast iron fireplace with an inset wood burning stove and a large bay window to the front aspect
- Superb open plan kitchen/family dining space with ample room for large dining table. Twin casement doors onto the rear patio.
- Good sized kitchen area with an excellent range of modern kitchen units with soft closing doors and drawers, solid oak worktops, contemporary sink unit, integrated dishwasher, space for range style cooker, tiled flooring, double aspect recess ceiling spot lights and a casement door onto the patio.
- Three first floor double bedrooms, with the master being particularly spacious and enjoys a large bay window to the front.
- Family bathroom fitted with a white suite with an independent Mira shower over bath
- Excellent off-road parking for approximately five vehicles
- UPVC double glazing and gas fired central heating





Gardens & Grounds

The front garden is well screened from the road by high level mature hedging and a five-bar gate provides access to the shingle driveway providing ample off-road parking. The rear garden is a particular feature of the property facing a sunny southerly direction and measuring approximately 120ft in depth. Adjoining the rear of the property are two areas of block paviour patio leading to predominately lawned rear garden, currently split into three separate areas with a useful playground area at the end.

Services

Mains gas, electric, drainage and water

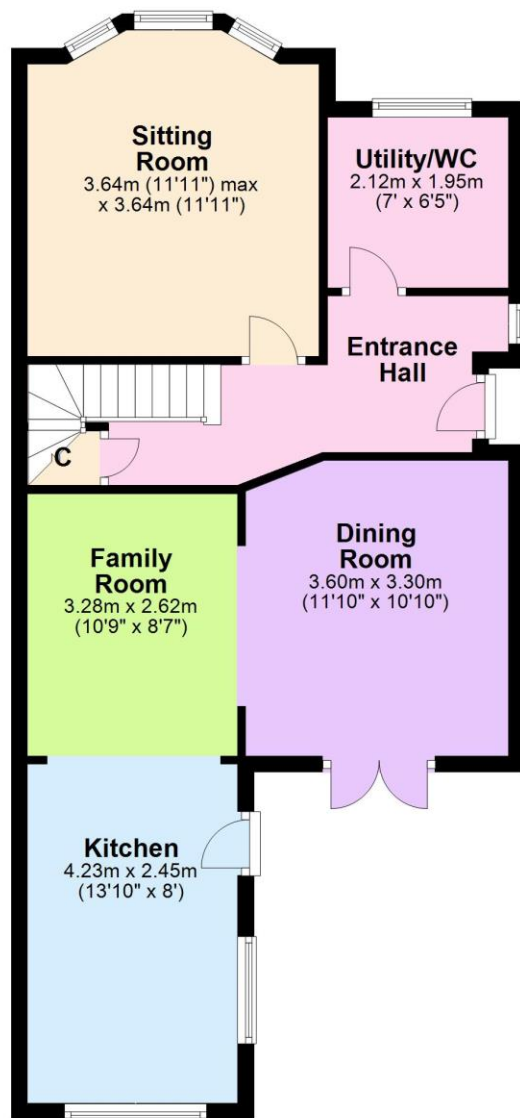
Council Tax Band D

Energy Performance Rating C Current 69 Potential 82



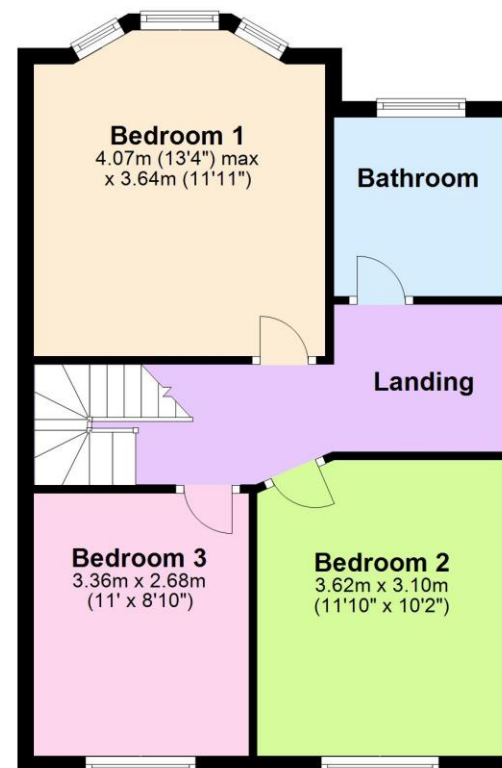
Ground Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



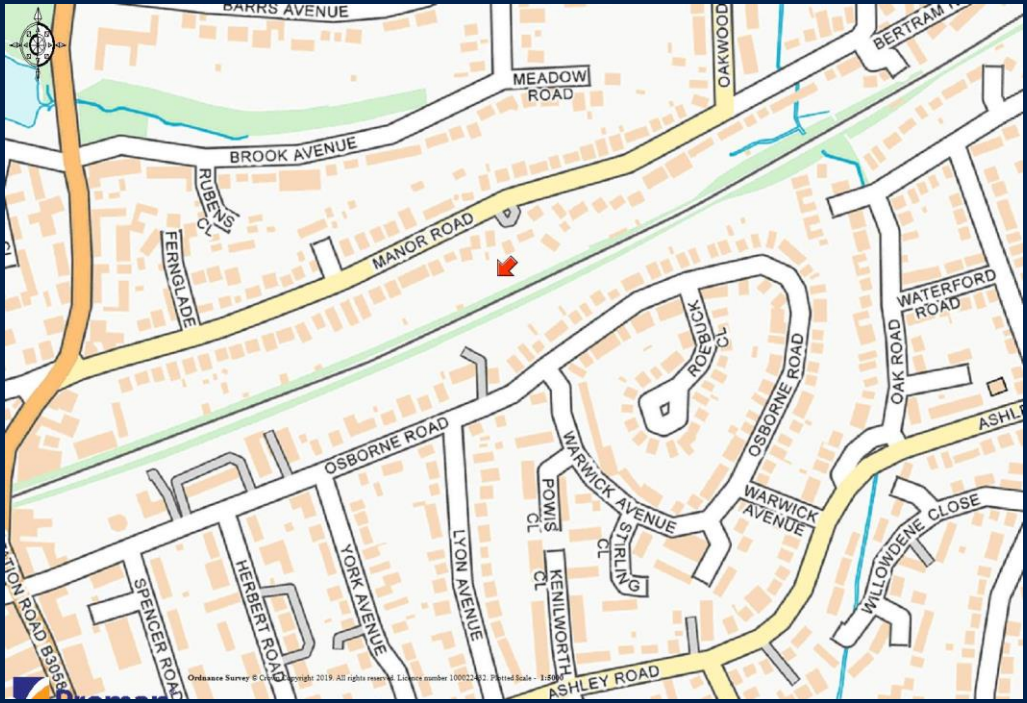
First Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.

72 Manor Road, New Milton

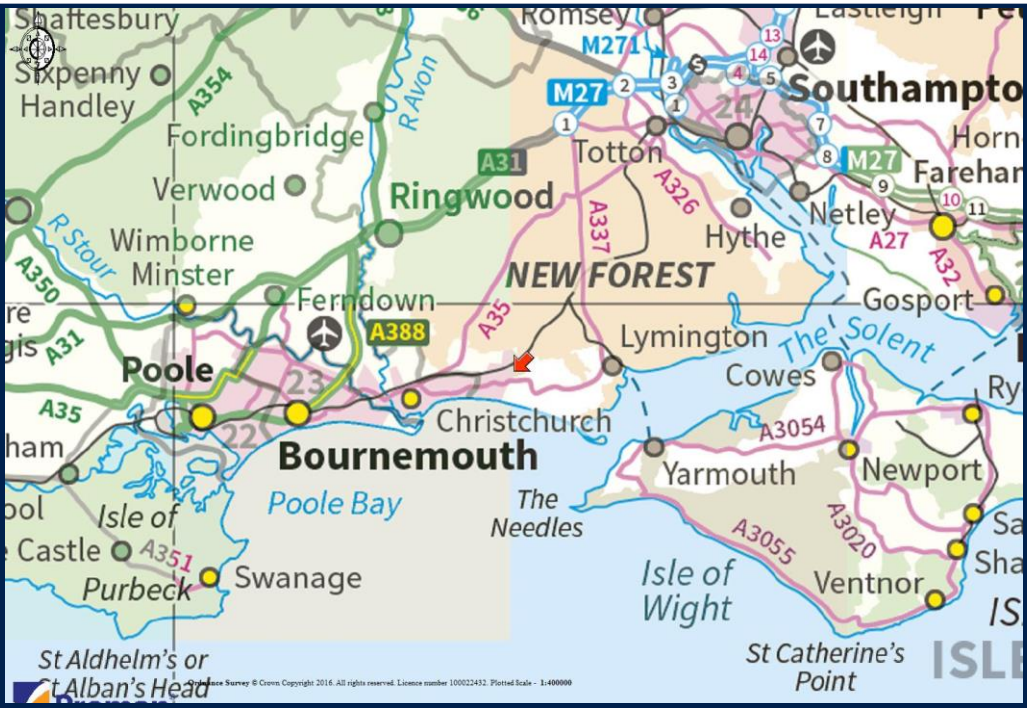


Situation

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 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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