



96 Manor Road, New Milton, Hampshire. BH25 5EJ

Guide Price £579,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A deceptively spacious four bedroom detached character residence located within a short distance of New Milton Town Centre and Train Station. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Ground Floor Bedroom, Study/Family Room, Ground Floor Shower Room, Dining Room, Kitchen, three further Bedrooms to First Floor, Main Bathroom, En-suite Shower Room, Bedroom Four with large Living/Dressing Area. South Facing Garden, Garage, utility room and EV Charger.



ENTRANCE PORCH

Accessed via UPVC double glazed front door. Of double glazed construction with Polycarbonate roof, tiled flooring, front door leading to:

ENTRANCE HALL

Two double panelled radiators, exposed wood flooring.

SITTING ROOM (14' 9" x 11' 10") or (4.50m x 3.61m)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, wall light points, power points, TV aerial point, double panelled radiator, recessed wood burner with stone hearth. Exposed wooden floorboards.

FAMILY ROOM (10' 0" x 9' 9") or (3.04m x 2.98m)

Aspect to the rear elevation through double opening UPVC double glazed doors. Central ceiling light, double panelled radiator, power points, exposed floorboards.

DINING ROOM (12' 1" x 9' 10") or (3.69m x 2.99m)

Aspect to the side elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, double panelled radiator, power points, recessed open fireplace with storage cupboards to side, exposed wood flooring, staircase to first floor landing. Openway through to:

KITCHEN (14' 11" x 9' 3" Max) or (4.55m x 2.81m Max)

Aspect to the rear and side elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light. Butler style sink unit set into a wooden work surface extending along one wall with storage cupboards beneath and recess for dishwasher. Additional wood work surface extending along two walls with base drawers and cupboards beneath. Neff electric oven with four ring gas hob and extractor fan over, eye level storage cupboards, power points, part tiled wall surrounds, fitted Samsung American style fridge/freezer with mains water. Wall mounted combination gas fired boiler. Double glazed door providing access onto rear garden, consumer units, Smart meter for electric.

BEDROOM 4 (12' 0" x 11' 11") or (3.65m x 3.63m)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator, power points, exposed wood flooring.

SHOWER ROOM (6' 0" x 6' 0") or (1.84m x 1.82m)

Obscure UPVC double glazed window to rear, smooth finished ceiling, recessed lighting, low level WC with concealed cistern and adjoining wash hand basin with monobloc mixer tap, storage cupboard beneath. Double shower cubicle with rain effect shower head and hand held shower attachment. heated towel rail, shaver point, extractor fan, fully tiled wall surrounds and mirror fronted suspended medicine cabinet.

FIRST FLOOR LANDING

Double glazed Velux window to rear elevation. Exposed wood flooring, recessed lighting, panelled radiator.

BEDROOM 1 (14' 5" x 13' 0" Max) or (4.40m x 3.97m Max)

Aspect to the front elevation through UPVC double glazed window. Additional double glazed window providing further natural light. Smooth finished ceiling, recessed lighting. Exposed wood flooring, two panelled radiators, power points, walk-in wardrobe with UPVC double glazed window to front, hanging rails and shelving. Power points.

EN-SUITE SHOWER ROOM (9' 9" x 5' 5") or (2.96m x 1.65m)

Double glazed window to rear elevation, smooth finished ceiling, recessed lighting, low level WC, pedestal wash hand basin, tiled splash back, shaver point, heated towel rail, recessed shower cubicle with Mira Sports shower unit. Additional storage cupboard to side.

BEDROOM 2 (10' 6" x 8' 2") or (3.19m x 2.50m)

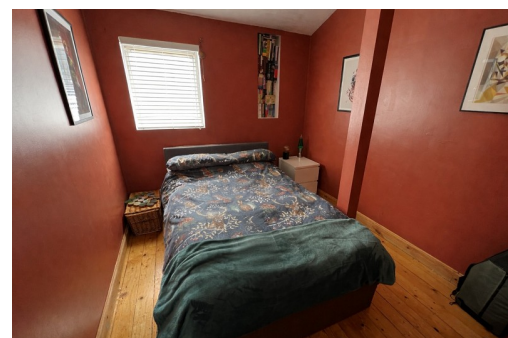
Aspect to the rear elevation through UPVC double glazed window. Smooth vaulted ceiling, panelled radiator, power points, exposed wood flooring.

BEDROOM 3/LIVING AREA (19' 11" x 15' 5" Max) or (6.08m x 4.71m Max)

'L' Shaped room. Aspect to the rear elevation through double glazed window. Smooth finished ceiling, vaulted ceiling, feature Oak panelling to one wall, two double panelled radiators, exposed wooden flooring. Aspect to the front elevation through UPVC double glazed window.

BATHROOM (10' 4" x 6' 2") or (3.16m x 1.87m)

Aspect to the rear elevation through double glazed window. Vaulted smooth finished ceiling, recessed lighting, extractor fan, part tiled wall surrounds, panelled bath unit with hot and cold monobloc mixer tap and aqua jets. Wash hand basin with monobloc mixer tap, tiled splash back, mirror over and storage cupboards beneath, heated towel rail, exposed wood flooring.



OUTSIDE

To the front elevation the garden is designed for easy maintenance being mainly shingled providing EV charger and parking for numerous cars and is enclosed behind both close board fencing and low brick walling to the front boundary. The driveway continues providing access to:

GARAGE

Up and over door, power and light, open way through to:

UTILITY AREA (8' 11" x 7' 6") or (2.72m x 2.29m)

Smooth finished ceiling, ceiling light point, UPVC double glazed window to rear elevation, recess for washing machine and tumble dryer, additional recess for fridge/freezer and shelving providing ideal storage areas. Personal door providing access to:

REAR GARDEN

Adjoining the rear of the property is a large shingled area which is covered designed for outdoor entertaining with spaces for table and chairs, wood burner and pizza oven. Outside water tap. The shingled area continues providing an additional seating space with the remainder of the garden being mostly laid to lawn and enclosed behind both close board fencing and hedging. A gravel pathway extends along the side elevation towards the rear boundary where there is an additional seating area and the garden benefits from Summer/Tree House and Garden Shed. Outside lighting, wood store.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge and take the first right into Manor Road.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

Services

This property has the following services:

Tenure

The resale tenure for this property is Freehold

Council Tax

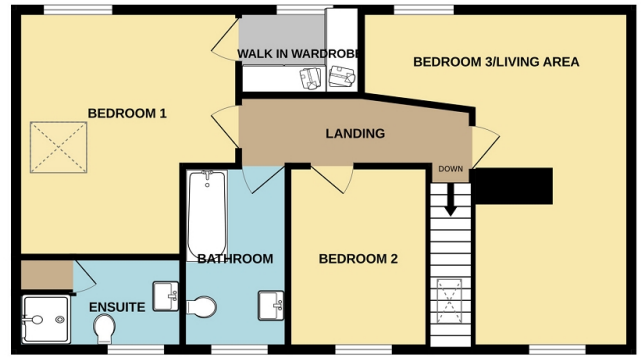
The council tax for this property is band C



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.




1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1644 sq.ft. (152.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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