



Milverton Road

Eling, SO40



Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented 3 bedroom detached bungalow, ideally positioned on a generous corner plot within the highly sought-after area of Eling.

Enjoying a picturesque outlook over Bartley Water to the rear, the property boasts a beautifully landscaped garden—perfect for outdoor entertaining or simply relaxing and taking in the tranquil views.

Further benefits include a modern kitchen/breakfast room, a spacious reception room, contemporary shower room, detached garage, and ample off-road parking.

A truly stunning home in a desirable location—early viewing is highly recommended to avoid disappointment.

| DETACHED BUNGALOW | THREE BEDROOMS | SPACIOUS
RECEPTION ROOM | MODERN KITCHEN – BREAKFAST
ROOM | MODERN SHOWER ROOM | WELL MAINTAINED
AND LANDSCAPED CORNER PLOT REAR GARDEN |
DETACHED GARAGE | AMPLE OFF ROAD PARKING |
DOUBLE GLAZING | GAS CENTRAL HEATING | SOUGHT
AFTER AND DESIRABLE LOCATION |

21 MILVERTON ROAD

*ELING, TOTTON, HAMPSHIRE
SO40 9GT*

£500,000

FRONT; brick wall with metal railings to front and side boundary, opening to the side and offering access to the brick set driveway. Access to the wooden garage to the side. Gate to the rear garden. Entrance is at the side into the inner porch with further refitted part glazed door into;

ENTRANCE HALL; smooth ceiling, engineered laminate flooring, refitted fuse board concealed to eye level, radiator, access to the loft and doors to;

BEDROOM ONE; smooth ceiling, carpet fitted, vertical radiator, double glazed window to the front aspect and built in triple wardrobes.

BEDROOM TWO; smooth ceiling, carpet fitted, double glazed window to the side aspect and vertical radiator.

LOUNGE – DINING ROOM; smooth ceiling, double glazed window to the rear and side aspects, double glazed patio doors to the side/sun deck, two radiators, carpet fitted and door to the kitchen.

KITCHEN – BREAKFAST ROOM; smooth ceiling, spot lights, engineered laminate flooring, double glazed window to the rear aspect, work surfaces with units and drawers to the base level with further matching eye level units, space for fridge/freezer, sink unit, integrated electric hob, dishwasher, vertical oven and grill. Space and plumbing for washing machine. Double glazed patio doors to the rear aspect.

BEDROOM THREE; smooth ceiling, obscure double glazed window to the front aspect and radiator. Carpet fitted.

FAMILY SHOWER ROOM; smooth ceiling, obscure double glazed window to the side aspect, tiled walls and flooring. Walk in shower cubicle, wash basin and low level WC. Heated towel rail.

REAR; raised sun deck to the base of the property with pleasant views across Eling Conservation Area and Bartley Water. Stepping down to the remainder of the garden which is laid to lawn and enclosed with timber fencing. Outside tap.

The timber detached garage has power sockets and lighting fitted. Double barn style doors to the front aspect and windows to the side aspect.

COUNCIL TAX: D – *New Forest District Council*

MAINS: *Water, Gas, Drainage & Electric*

HEATING: *Gas Central Heating*

CONSTRUCTION: *Brick under Tiled Roof*

TENURE: *Freehold*









NOT TO SCALE
 TOTAL APPROX. FLOOR AREA 97.6 SQ.M. (1050 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



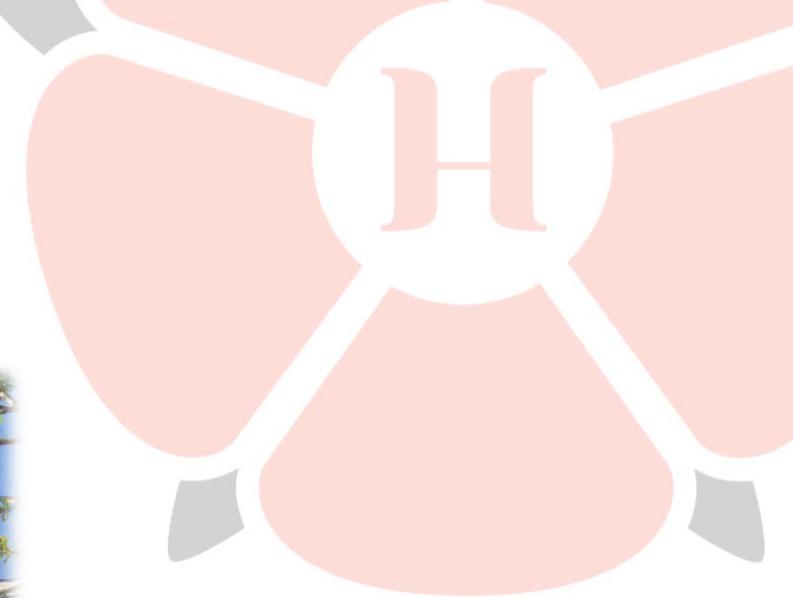
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



VIEWING ARRANGEMENTS ~ BY APPOINTMENT ONLY

HAMWIC INDEPENDENT ESTATE AGENTS LTD ~ 3 - 4 SOUTH PARADE ~ SALISBURY ROAD ~ SOUTHAMPTON ~ SO40 3PY ~

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Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as a general guidance. You must verify the dimensions carefully before ordering carpets or any built-in-furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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