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BARNES CORNER, MANOR ROAD £1,250,000

Winkworth

for every step...

A character Ravenscroft home with some recent internal refurbishments. This spacious three reception room, four bedroom and two bathroom detached home, benefits from a large south facing garden and walking distance to the beautiful village of Milford.

Barnes Corner, Manor Road,
£1,250,000

milford@winkworth.co.uk

01590 642641

Description:

This spacious and bright character property is a good example of the Ravenscroft design. This property has recently been refurbished inside and further work to the outside is coming to an end.

It offers three good reception rooms, study, sitting room and dining room. These rooms are bright with good sized windows and two rooms give access out onto the rear southerly garden. Exposed beams and fireplace with brick hearth and surround flanked by cupboards.

The kitchen overlooking the front, with excellent range of wall and base units, along with a user friendly opening access to the dining room.

The hallway leads to a dog leg staircase, which has a beautiful large character window ensuring plenty of natural light enters this area.

Only one bedroom faces the front of the property, the other three bedrooms face the south rear garden. They are bright and airy of good size with the traditional fireplaces.

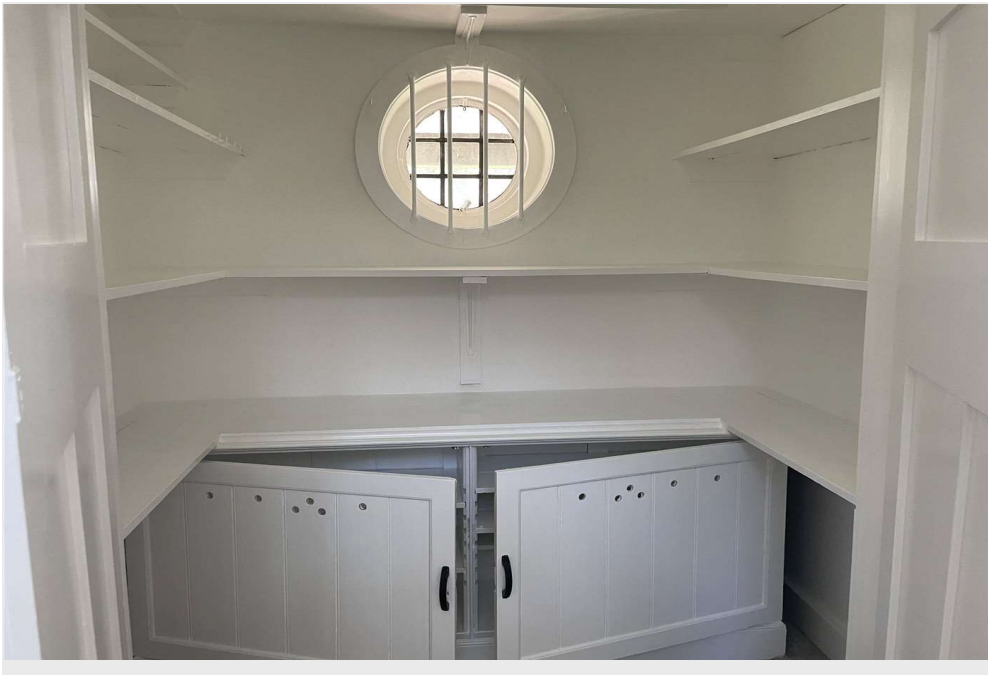
Outside to the front of the property there is a single garage as well as parking for a few cars. There is a picket fencing with a pedestrian gate leading via a footpath to the front door, this permits access from the parking area.

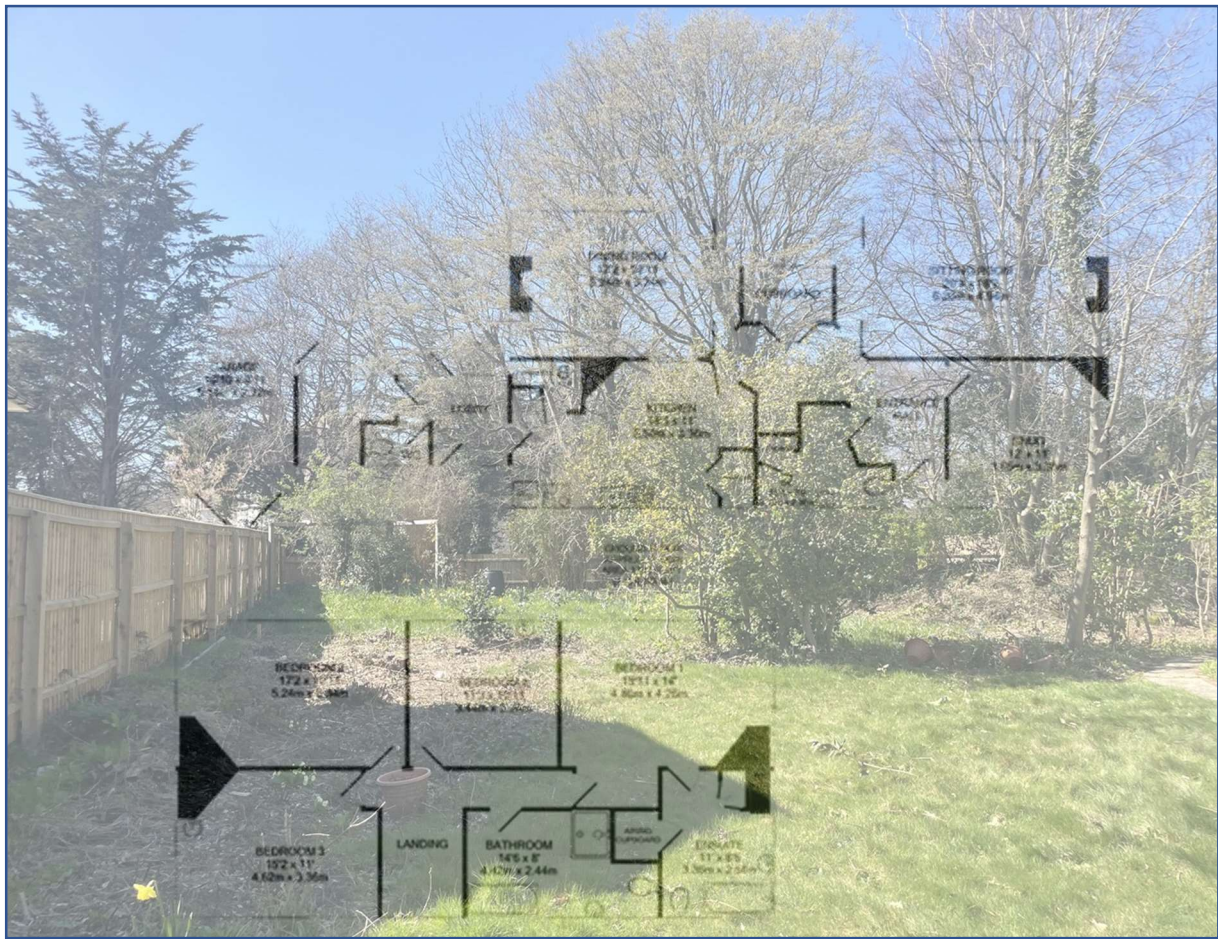
The large south facing rear garden is a particular feature of the property, bordered by trees and planted with mature shrubs.

Directions:

From the office head up Church Hill, turn right onto the Lymington road. Continue along this road and Manor Road will be found on the left. Turn and follow until you reach number 31 - last property on the left side.

- Three spacious reception rooms
- Cloakroom
- Kitchen with huge built in larder and
- Neff appliances
- Dining room with stable door to rear
- Sitting room with stable door to rear
- Study
- Principal Bedroom with en – suite
Bedroom Two
Bedroom Three
Bedroom Three
- Family bathroom
- Large south facing rear garden
- Garage
- Parking spaces for a number of cars





1ST FLOOR
APPROX. FLOOR
AREA 964 SQ.FT.
(89.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2187 SQ.FT. (203.2 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	