



**The Manor House**

*Lake Grove Road, New Milton, BH25 5NX*



**SPENCERS**





# THE MANOR HOUSE

## LAKE GROVE ROAD • NEW MILTON

*Encapsulating over three centuries of rich history, The Manor House is a residence of exceptional distinction. An elegant Grade II listed five-bedroom home, extending to approximately 3,036 sq ft, it seamlessly marries period grandeur with the expectations of contemporary living. Believed to date back to the early 1700s, it is now regarded as one of the town's most prestigious and architecturally significant homes.*

*Positioned just moments from Ballard School, the mainline station, and the vibrant High Street, the setting offers a rare balance of connectivity and tranquillity. Directly opposite, the scenic backdrop of Ballard Lake and Water Meadow provides a picturesque outlook, where open green space and natural beauty create an atmosphere that is both peaceful and quintessentially English.*

£965,000





## The Property

Beyond its striking façade, the interiors reveal a home of considerable elegance and individuality. Eschewing a conventional layout, the accommodation unfolds with a natural, almost narrative flow, each room revealing its own unique character.

At its heart lies an impressive reception hall, currently arranged as a formal dining space - a room distinguished by its proportions, rich wood panelling, and feature fireplace, perfectly suited to both grand-scale entertaining and more intimate occasions.

The principal sitting room offers a contrasting yet harmonious ambience — a refined and deeply comfortable retreat where natural light streams through large period windows, highlighting original detailing and enhancing the room's serene, inviting atmosphere.

The kitchen forms the true social hub of the home, thoughtfully designed as a space for both gathering and culinary excellence. Centred around a classic Aga, it features a substantial island, expansive work surfaces, and seamlessly integrated appliances, all combining to create an environment that is as practical as it is beautifully appointed.

Across the upper floors, the accommodation has been carefully configured to provide both privacy and versatility. The principal suite benefits from a dual aspect, fitted storage, and a generously proportioned en-suite bathroom, while additional large double bedrooms are arranged across the first and second floors, complemented by further en-suite facilities and refined family bathrooms - ideal for guests, family life, or flexible working arrangements.



## Property Video

Point your camera at the QR code below to view our professionally produced video.



Approximate Area = 2903 sq ft / 269.6 sq m (exclude carport)  
Limited Use Area(s) = 133 sq ft / 12.3 sq m  
Total = 3036 sq ft / 281.9 sq m

For identification only - Not to scale



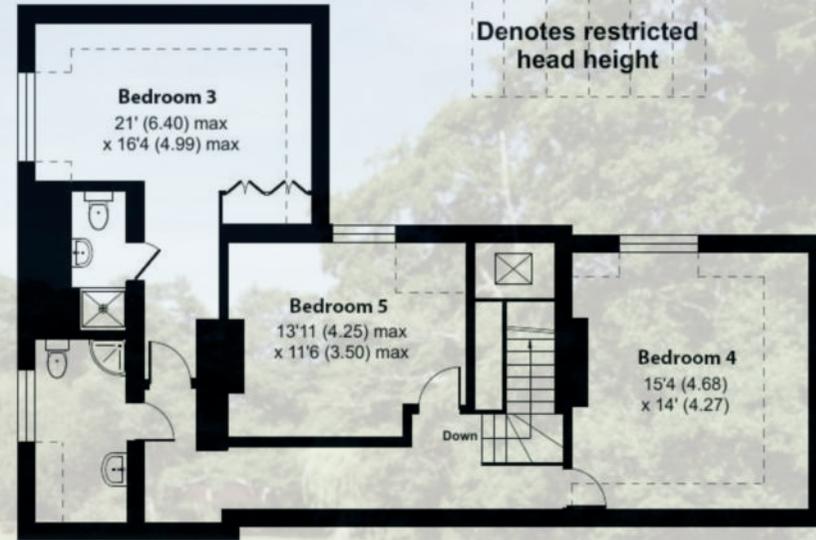
CARPORT



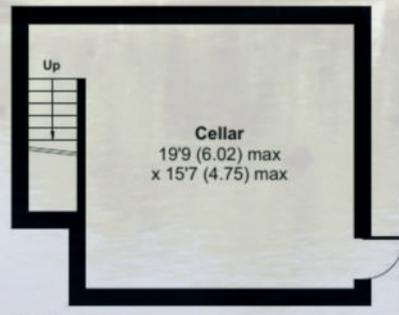
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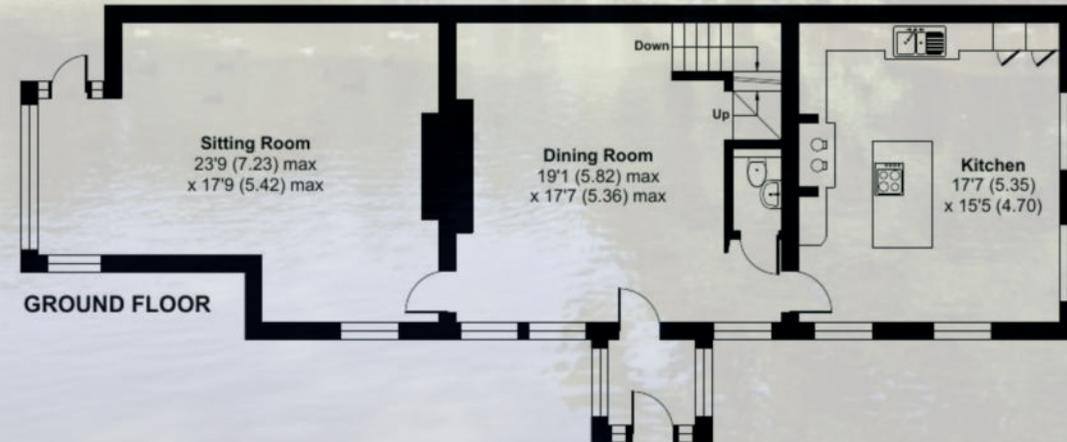
FIRST FLOOR



SECOND FLOOR



CELLAR



GROUND FLOOR







## Grounds & Gardens

Externally, the grounds are both elegant and thoughtfully arranged, with level lawns, mature planting, and carefully positioned seating areas designed to capture sunlight throughout the day. A raised decked terrace provides a more secluded setting, while a covered veranda offers a charming and sheltered space for al fresco dining or morning coffee, whatever the season. The property further benefits from an underground cellar, offering valuable additional space ideally suited for storage or potential bespoke use.

The approach to the property is equally well considered, with gated access enhancing a sense of privacy, and a bespoke carport providing discreet, sheltered parking to the side.

The Manor House is, above all, a home of presence, heritage, and enduring appeal - presenting a rare opportunity to acquire a property of genuine provenance, beautifully balanced for modern living.





## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: Not required as Grade II Listed

Services: All mains services connected

Heating: Gas central heating

Flood Risk: Very low

There is an annual service charge of £820, split into 2 payments of £410 to cover communal gardening, maintenance of electric gates and window cleaning to all properties.

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Parking: Two allocated car ports and additional limited visitor parking.

Restrictive Covenants: Sign written vehicles are not permitted to park in the car park.

The property has a Tree Preservation Order (TPO).

Please note, the property is affected by a flying freehold.

## Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



## The Local Area

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark. Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.

## Points of Interest

Ballard Lake Water Meadows	0.2 Miles
Barton on Sea Cliff Top	1.9 Miles
The Cliff House Restaurant	2.2 Miles
Pebble Beach Restaurant	2.0 Miles
Chewton Glen Hotel & Spa	2.0 Miles
Durlston Court School	1.7 Miles
Ballard School	0.6 Miles
Tesco Superstore	1.4 Miles
New Milton Centre and Train Station	0.4 Miles
New Forest National Park	1.9 Miles
Bournemouth Airport	11.2 Miles
Bournemouth Centre	12.7 Miles
London (1 hour 45 mins by train)	101 Miles



For more information or to arrange a viewing please contact us:

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