

# RODGERS & BROWNE



1 Milford Manor, Movilla Road  
Newtownards, BT23 8QH

*offers around £425,000*



## *The Owner's Perspective...*

*'Milford Manor has been a beautiful home for us. With only three houses nestled in a little cul-de-sac, our neighbours are wonderfully friendly and very helpful, from putting out our bins when we forget to, to advising us on the maintenance of our property.'*

*The home offers a delightful space for both busy family life, and also welcoming your guests whatever the occasion. Adjacent to the main house is a double garage which boasts a room above, this can offer additional space if you work from home or run a home business.*

*We have absolutely loved our time here and cherish many special memories. It is a warm home, which is incredibly well built and hosts an array of great storage space for any growing family.'*



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Dining reception hall



Feature pocket doors



## *The facts you need to know...*

Contemporary designed family home set on the periphery of the countryside but yet minutes from local amenities

One of only three individual designed homes

Extending to c.2,500 sq ft of well-designed accommodation which offers bright and spacious living

Fabulous open plan feel with the ability to close off with feature pocket doors

Accommodation comprises of dining reception hall, drawing room, sunroom and first floor study with feature minstrel gallery

Four bedrooms (one on the ground floor) main with ensuite shower room

Recently installed luxury bathroom

Modern kitchen with integrated appliances plus separate utility room

Oil fired central heating with underfloor heating to the ground floor

PVC double glazed windows

Fully enclosed rear garden laid in lawns with patio areas

Detached matching double garage with a room over, accessed via an external staircase, garage includes light, power and electric up and over door

Tegular paved driveway with parking for four cars plus electric car charging point

Exceptionally convenient location on the periphery of Newtownards town centre with ease of access to local amenities including many renowned schools



Drawing room



Sun room



Kitchen



Utility room

## *The property comprises...*

### GROUND FLOOR

Solid front door with glazed inset leading to:

#### FABULOUS OPEN PLAN DINING RECEPTION HALL

28' 4" x 12' 1" (at widest points) (8.64m x 3.68m)  
Staircase leading to the first floor with white oak handrail, Newel post and spindles, concealed storage and Manifold cabinet plus additional shelved cupboard, low voltage lighting, French doors leading to garden space, Amtico flooring.

#### CLOAKROOM

Built-in cabinets with hanging space and shelving, low flush wc, pedestal wash hand basin with mixer tap, Amtico flooring.

#### DRAWING ROOM

16' 4" x 14' 4" (4.98m x 4.37m)  
Feature picture windows, stone fireplace and matching hearth, gas inset, pocket solid oak door leading to dining reception hall.

#### KITCHEN

15' 0" x 11' 9" (4.57m x 3.58m)  
Extensive range of built-in shaker style cabinets, granite worktops and splashbacks, inset sink unit and mixer tap, Cuisinemaster Range with five ring ceramic hob and double ovens, space for American fridge freezer, integrated dishwasher, wine rack, ceramic tiled floor, double glazed doors to:

#### UTILITY ROOM

8' 3" x 8' 0" (2.51m x 2.44m)  
Range of high and low level cabinets in a shaker style, plumbed for washing machine, space for tumble dryer, low voltage lighting, single drainer stainless steel sink unit with mixer tap, laminate worktops, ceramic tiled floor, service door to rear.

#### SUNROOM

12' 3" x 11' 10" (3.73m x 3.61m)  
Extensive floor to ceiling windows with French doors to the garden. Ceramic tiled floor, low voltage lighting.

#### BEDROOM (4)

14' 11" x 11' 4" (4.55m x 3.45m)  
Feature corner window, low voltage lighting.



Main bedroom

First Floor

LARGE LANDING

Double doors to storage cupboard and double door to Hotpress, insulated hot water tank and shelving.

MAIN BEDROOM

14’ 4” x 12’ 1” (4.37m x 3.68m) Feature panelled wall, low voltage lighting.

ENSUITE SHOWER ROOM 10’ 9” x 4’ 10” (3.28m x 1.47m)

Double fully tiled thermostatically controlled shower unit, low flush wc, pedestal wash hand basin and mixer tap, ceramic tiled floor, heated towel radiator, low voltage lighting, extractor fan.

**STUDY** 8’ 10” x 8’ 7” (2.69m x 2.62m) Minstrel gallery overlooking the hallway, light by two double glazed Velux windows.

**BEDROOM (2)**14’ 11” x 11’ 4” (4.55m x 3.45m) Plus built-in wardrobes with sliding doors, low voltage lighting.

LUXURY BATHROOM

10’ 4” x 7’ 1” (3.15m x 2.16m)  
Recently installed bathroom incorporating free standing bath with gold swan neck tap and telephone shower, low flush wc, wall mounted unit with cabinet below, granite worktop and rice bowl sink with gold mixer tap, texture feature wall and light inset shelf, marble effect wall and floor tiles.

BEDROOM (3)

11’ 0” x 9’ 5” (3.35m x 2.87m)  
Plus built-in wardrobes with sliding doors, low flush wc.

Outside

Fully enclosed gardens surrounding the house laid in lawns with paved paths and patio areas.

DETACHED MATCHING DOUBLE GARAGE

19’ 8” x 17’ 8” (5.99m x 5.38m)  
Electric roller door. Oil fired central heating boiler. Light and power.

PLAYROOM/GYM OVER GARAGE

External concealed staircase. Heating and light. Sheeted. Double glazed Velux windows.

Tegular driveway with parking for four cars. Three outside taps. Outside mood lighting. Concealed PVC oil tank and open bin store.

Prosect EV charging point.



Luxury bathroom



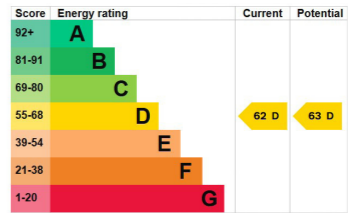
Bedroom 2



Study

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

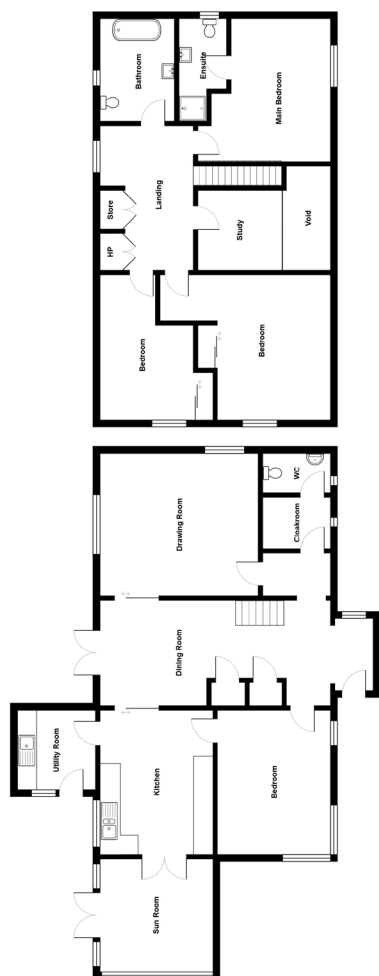
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £2526.48

**VIEWING:** By appointment with **RODGERS & BROWNE**.

## Location

Travelling from Newtownards town centre along Frances Street at the roundabout take your first exit onto Zion Place then at the second roundabout take your third access onto Donaghadee Road, turn right onto Movilla Road, continue for one mile and Milford Manor is on your left.



Total Area: 204.5 m<sup>2</sup> ... 2195 ft<sup>2</sup> (excluding void)  
All measurements are approximate and for display purposes only

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