

# 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.'*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Dining reception hall



Feature pocket doors



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

---

Contemporary designed family home set on the peripheral 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, Cuisinmaster 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

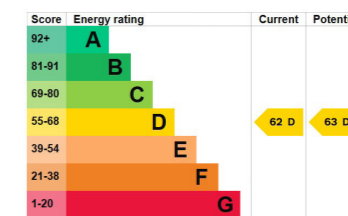


Study

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

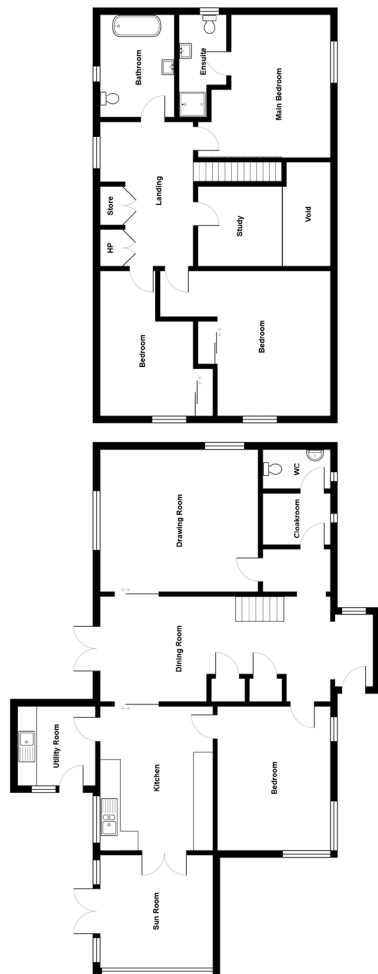
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information 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)  
an approximate representation and not a legally enforceable one

**RODGERS & BROWNE**  
 RODGERSANDBROWNE.CO.UK  
*Sold*  
 028 9042 1414

Sales  
 Lettings  
 Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
 Holywood, BT18 9AE  
 T (028) 9042 1414  
 F (028) 9042 1400

info@rogersandbrowne.co.uk  
 rogersandbrowne.co.uk



*Disclaimer*  
 These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.