

375 Little Sunapee Road, New London

Offered at $595,000

About This Home

this three-bedroom, 2.5-bath home features inviting living spaces, a functional floor plan, and a large, level backyard. The main level features a kitchen with wood cabinetry, granite countertops, stainless steel appliances, and a center island with seating. The adjoining dining area has large windows that fill the space with natural light, while the separate living room provides a comfortable place to gather and relax. Hardwood floors extend through the main living areas. A large mudroom with radiant heat, laundry, built-in shelving, and plenty of storage connects the home to the attached two-car garage. Upstairs, the primary suite features an ensuite bathroom and a large walk-in closet. Two additional bedrooms and a full bathroom complete the second floor. Outside, the fenced backyard offers plenty of room for outdoor activities, gardening, or entertaining, with a patio just off the kitchen.

Location Details

Located within walking distance of Bucklin Beach on Little Lake Sunapee. Enjoy easy access to New London's shops, restaurants, healthcare, and local amenities, along with nearby hiking trails, golf courses, and lakes. Mount Sunapee Resort is approximately 25 minutes away, while Dartmouth Health, the Upper Valley, and Concord are about 30 minutes away. Boston is approximately 1.5 hours away.

3 Bedrooms | 3 Bathrooms | Approx. 2,055SF

Property Taxes: $6,868.60 | Year Built: 2004

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

kw LAKES AND MOUNTAINS
KELLERWILLIAMS REALTY

256 Main Street, New London, NH
C: 603-877-1031, O: 603-526-8600, ohgrp.com

Residential	Single Family	**375 Little Sunapee Road**			Listed: 11/11/2026	$595,000
5117504	Coming Soon	**New London**	**NH 03257**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Property Condition Existing
Year Built 2004
Architectural Style Cape
Color
Total Stories 1.75
Zoning R2 - Residential
Taxes TBD No
Tax Annual Amount $6,868.60
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 0.77
Lot Size Square Feet 33,541
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 11/14/2026

Rooms Total 7
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,055
AGFinSrc Measured
Above Grade Unfinished Area 477
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 920
BGUnfinSrc Measured
Total Finished Area 2,055
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 115

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone No
Time/Frac No
T/F Ownership Amount
T/F Ownership Type
Special Listing Condition None
PropTaxRel
Land Gains
Resort
Days On Market 0

Public Remarks Located within walking distance of Bucklin Beach on Little Lake Sunapee, this three-bedroom, 2.5-bath home features inviting living spaces, a functional floor plan, and a large, level backyard. The main level features a kitchen with wood cabinetry, granite countertops, stainless steel appliances, and a center island with seating. The adjoining dining area has large windows that fill the space with natural light, while the separate living room provides a comfortable place to gather and relax. Hardwood floors extend through the main living areas. A large mudroom with radiant heat, laundry, built-in shelving, and plenty of storage connects the home to the attached two-car garage. Upstairs, the primary suite features an ensuite bathroom and a large walk-in closet. Two additional bedrooms and a full bathroom complete the second floor. Outside, the fenced backyard offers plenty of room for outdoor activities, gardening, or entertaining, with a patio just off the kitchen. Enjoy easy access to New London's shops, restaurants, healthcare, and local amenities, along with nearby hiking trails, golf courses, and lakes. Mount Sunapee Resort is approximately 25 minutes away, while Dartmouth Health, the Upper Valley, and Concord are about 30 minutes away. Boston is approximately 1.5 hours away. *Showings start at the open house on 11/14/26 from 10am-12pm*
Directions From the traffic circle on Main Street in New London, turn North onto County Road. At the stop sign, turn left on Little Sunapee Road. The house will be on your left after 0.2 miles.

Kitchen	1	14'2" x 13'2"	**Utility Room**	B	15'9" x 6'11"
Dining Room	1	11'6" x 14'2"			
Living Room	1	14'10" x 14'			
Living Room	1	12'3" x 11'1"			
Bathroom Half	1	4'1" x 5'2"			
Laundry Room	1	7'6" x 19'6"			
Primary BR Suite	2	20'10" x 11'2"			
Bathroom Full	2	8' x 11'7"			
Bedroom	2	16'8" x 10'2"			
Bedroom	2	9'11" x 13'3"			
Bathroom Full	2	7'2" x 4'10"			

Lot Features Level
Construction Materials Wood Frame
Foundation Details Poured Concrete
Flooring Carpet, Ceramic Tile, Hardwood
Exterior Features Partial Fence, Patio, Shed
Roof Architectural Shingle
Driveway Paved

Exclusions Portable generator is not included.
Right of First Refusal

Map 46
Block 00
Lot 09
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2285
Deed Page 263
Covenants No
Seasonal No
PlanUrbDev

SchDistrct Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Interior Features Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Walk-in Closet, 1st Floor Laundry
Appliances Dishwasher, Microwave, Gas Range, Refrigerator
Other Equipment Smoke Detector
Utilities Propane
Heating Propane, Baseboard, Hot Water
Electric Circuit Breaker(s)
Cooling None
Water Source Public
Sewer Private, Septic

Fuel Company Irving
Electric Company Eversource
Water Company
Cable Company Xfinity
Phone Company
Internet Service Provider Xfinity

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

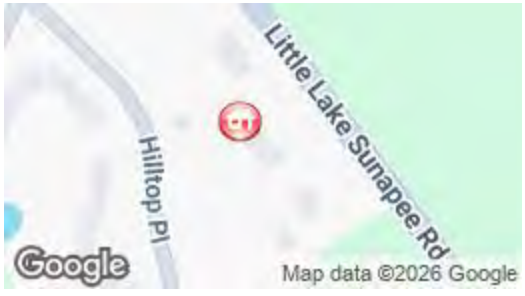
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains
Off: 603-526-8600



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Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

375 Little Lake Sunapee Rd, New London, NH

Main Level Finished Area 1142.92 sq ft
Unfinished Area 477.75 sq ft



0 4 8 ft

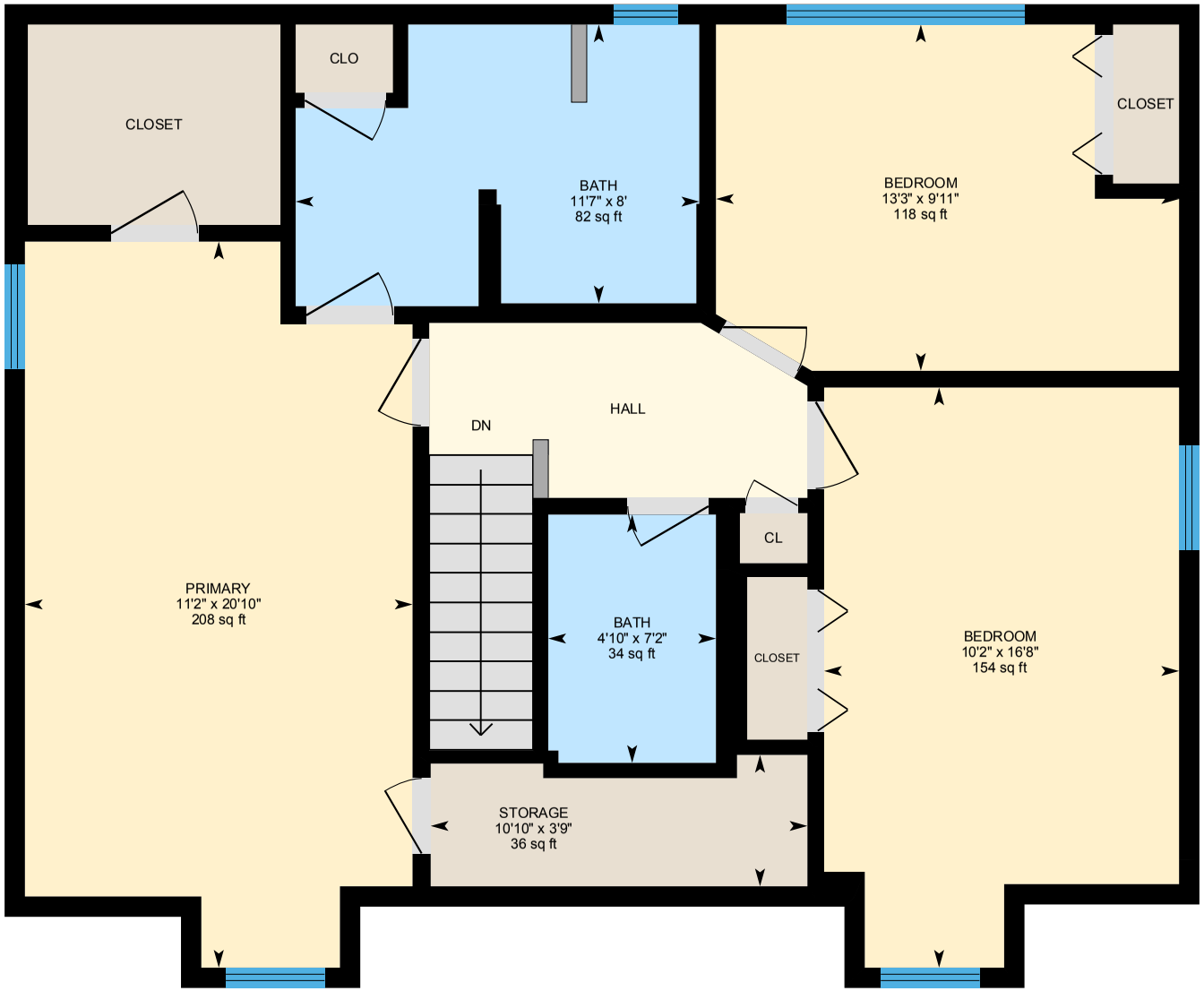
PREPARED: 2026/11/10

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGuide

375 Little Lake Sunapee Rd, New London, NH

Second Level Finished Area 912.19 sq ft



0 3 6 ft

PREPARED: 2026/11/10

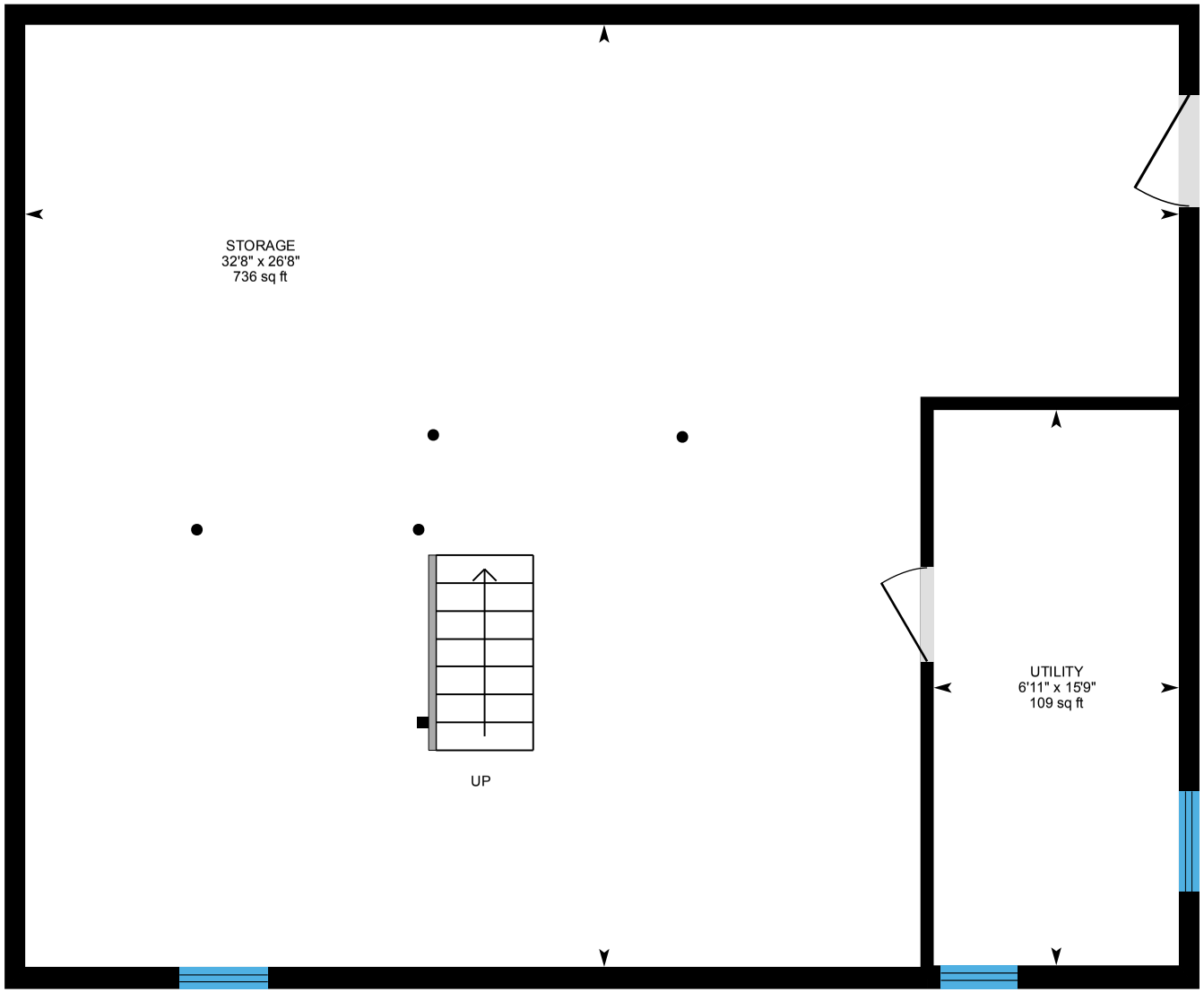
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGuide

375 Little Lake Sunapee Rd, New London, NH

Lower Level (Below Grade) Unfinished Area 940.24 sq ft



0 3 6 ft

PREPARED: 2026/11/10

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGuide

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NEW HAMPSHIRE REALTORS

TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Mark G Ashton and Lori M. Ashton
2. **PROPERTY LOCATION:** 375 Little Lake Sunapee Road, New London, NH 03257
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☑ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 21 years.
5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☑ Public ☐ Private ☐ Seasonal ☐ Unknown ☐ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? ☐ Yes ☑ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☑ No ☐ N/A Quantity: ☐ Yes ☐ No
Quality: ☐ Yes ☑ No ☐ Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☑ No Date of most recent test _____
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☑ No
IF YES, are test results available? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
Private: ☑ Yes ☐ No ☐ Unknown
Septic Design Available: ☑ Yes ☐ No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☑ No
What steps were taken to remedy the problem? _____

c. IF PRIVATE:
TANK: ☑ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
Tank Size _____ Gal. ☐ Unknown ☐ Other _____
Tank Type ☑ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: behind house ☐ Location Unknown. Date of Installation: 2004 - Sept.
Date of Last Servicing: 9/26 Name of Company Servicing Tank: Hannikon Septic
Have you experienced any malfunctions? ☐ Yes ☑ No
COMMENTS: _____

SELLER(S) INITIALS mga / _____ BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____

IF YES, Location: behind house Size: _____ ☐ Unknown

Date of installation of leach field: Sept 2004 Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☑ No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☑ No ☐ Unknown

IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown

Date of Evaluation: _____

Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☑	☐	☐			☑
Crawl Space	☑	☐	☐			☑
Exterior Walls	☑	☐	☐			☑
Floors	☐	☐	☑			☑
_____	☐	☐	☐			☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - **Current or previously existing**:

Are you aware of any past or present underground storage tanks on your property? ☑ Yes ☐ No ☐ Unknown

IF YES: Are tanks currently in use? ☑ Yes ☐ No

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? Propane

Age of tank(s): 21 yrs Size of tank(s): 600

Location: North side of house

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☑ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

b. ASBESTOS - **Current or previously existing:**

As insulation on the heating system pipes or ducts? ☐ Yes ☑ No ☐ Unknown

In the siding? ☐ Yes ☑ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown

In flooring tiles? ☐ Yes ☑ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - **Current or previously existing:**

Has the property been tested? ☑ Yes ☐ No ☐ Unknown

If YES: Date: _____ By: _____

Results: Satisfactory If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☑ No

Comments: _____

SELLER(S) INITIALS mja / [signature] **BUYER(S) INITIALS** _____ / _____

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d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☐ Yes ☐ No ☑ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? ☐ Yes ☑ No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☑ No
Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☑ No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
☐ Yes ☑ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☑ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☑ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?
☐ Yes ☑ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?
☐ Yes ☑ No ☐ Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?
☐ Yes ☑ No ☐ Unknown Comments: _____

g. Has the property been surveyed?
☑ Yes ☐ No ☐ Unknown If YES, By: _____
If YES, is survey available? ☐ Yes ☐ No ☑ Unknown

h. How is the property zoned? R2 - Residential

i. **Heating System** Age: 21 Type: FHW Fuel: propane Tank Location: North Storage Shed
Owner of Tank: Irving
Annual Fuel Consumption: 1,100 gal Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____

j. **Roof** Age: 2026 Type of Roof Covering: Architectural
Moisture or leakage: None
Comments: _____

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k. **Foundation/Basement** ☑ Full ☐ Partial ☐ Other: _____ ☐ Type: poured concrete
Moisture or leakage: _____
Comments: _____

l. **Chimney(s)** How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. **Plumbing** Type: pex/copper/pvc Age: 21
Comments: _____

n. **Domestic Hot Water** Age: 2 yrs Type: oil boiler Gallons: 38

o. **Electrical System** # of Amps _____ ☑ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____

p. **Modifications**: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☑ No
If Yes, please explain: _____

q. **Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☑ No Type: _____
Comments: _____

r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☑ No If YES, please explain: _____

s. **Air Conditioning** Type: NONE Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. **Pool** Age: _____ Heated: ☐ Yes ☑ No Type: _____ Last Date of Service: _____
By Whom: _____

u. **Generator** Portable: ☑ Yes ☐ No Whole House: ☐ Yes ☑ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: NOT INCLUDED

v. **Internet** Type Currently Used at Property: XFINITY

w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS mgn, [illegible] BUYER(S) INITIALS _____, _____

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☑ No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE *KNOWN* INFORMATION TO BUYER(S).

SELLER	DATE	SELLER	DATE
Mel C. Gb	10/31/26	Lori M. Ashton	dotloop verified 11/03/26 1:16 PM EST X5SN-TBD4-BKQ4-VMVA

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER	DATE	BUYER	DATE

SELLER(S) INITIALS _____ _____ **BUYER(S) INITIAL** _____ _____

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, the undersigned Eric Francois Viandier and Stacey Platte-Viandier, husband and wife, of the Town of Andover, Merrimack County, State of New Hampshire (hereinafter "Grantors"), for consideration paid, do hereby grant to Mark G. Ashton and Lori M. Ashton, husband and wife, of the Town of North Sutton, Merrimack County, State of New Hampshire, whose mailing address is P O Box 31, North Sutton, NH 03260, as joint tenants with rights of survivorship, with warranty covenants, the following described tract or parcel of land with buildings if any thereon:

A certain tract or parcel of land, with the buildings thereon, situated in New London, in the County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

> Beginning at the east corner of the tract, the same being the north corner of land now or formerly of J. P. Teele, at a stone wall on the west side of the highway leading from New London to Springfield, now known as Little Sunapee Road; thence northwesterly along the said stone wall and the said highway one hundred (100) feet to land now or formerly of Paul B. Gay; thence southwesterly along the said Gay land three hundred (300) feet to a stake and stones; thence southeasterly along more of the said Gay land one hundred (100) feet to the west corner of land of the said Teele; thence northeasterly along the land of the said Teele three hundred (300) feet to the point of beginning on said highway.

Meaning and intending to describe and convey all and the same premises conveyed by William H. Holst, executor, to Grantors by fiduciary deed dated September 27, 1993 and recorded in the Merrimack County Registry of Deeds in Book 1935 and Page 0903.

Also, a certain tract or parcel of land situated in the Town of New London, County of Merrimack and State of New Hampshire, bounded and described as follows, to wit"

> Beginning at an iron pipe at the east corner of the tract on the southwest side of Little Sunapee Road, the same being the north corner of land now or formerly of Susan H. Wellington and Charles H. Holst; thence north-westerly along said road about fifteen (15) feet to an iron pipe at land now or formerly of Royle; thence southwesterly along said land of Royle about one hundred eighty-five (185) feet to a concrete bound now or formerly of Bewley; thence southeasterly in a line that is an extension of the rear boundary of said Royle land, about forty-eight (48) feet to an iron pipe at land now or formerly of Susan H. Wellington and Charles H. Holst; thence northeasterly about one hundred eighty-seven (187) feet along said land of said Wellington and Holst to the point of beginning.

Meaning and intending to describe and convey all and the same premises as conveyed by William H. Holst, executor, to Grantors by fiduciary deed dated September 27, 1993 and recorded in Merrimack County Registry of Deeds in Book 1938 and page 0904.

This is not homestead property.

Dated this 1st day of August, 2001.

Eric Francois Viandier

Stacey Platte-Viandier

STATE OF NEW HAMPSHIRE)
COUNTY OF MERRIMACK) SS.

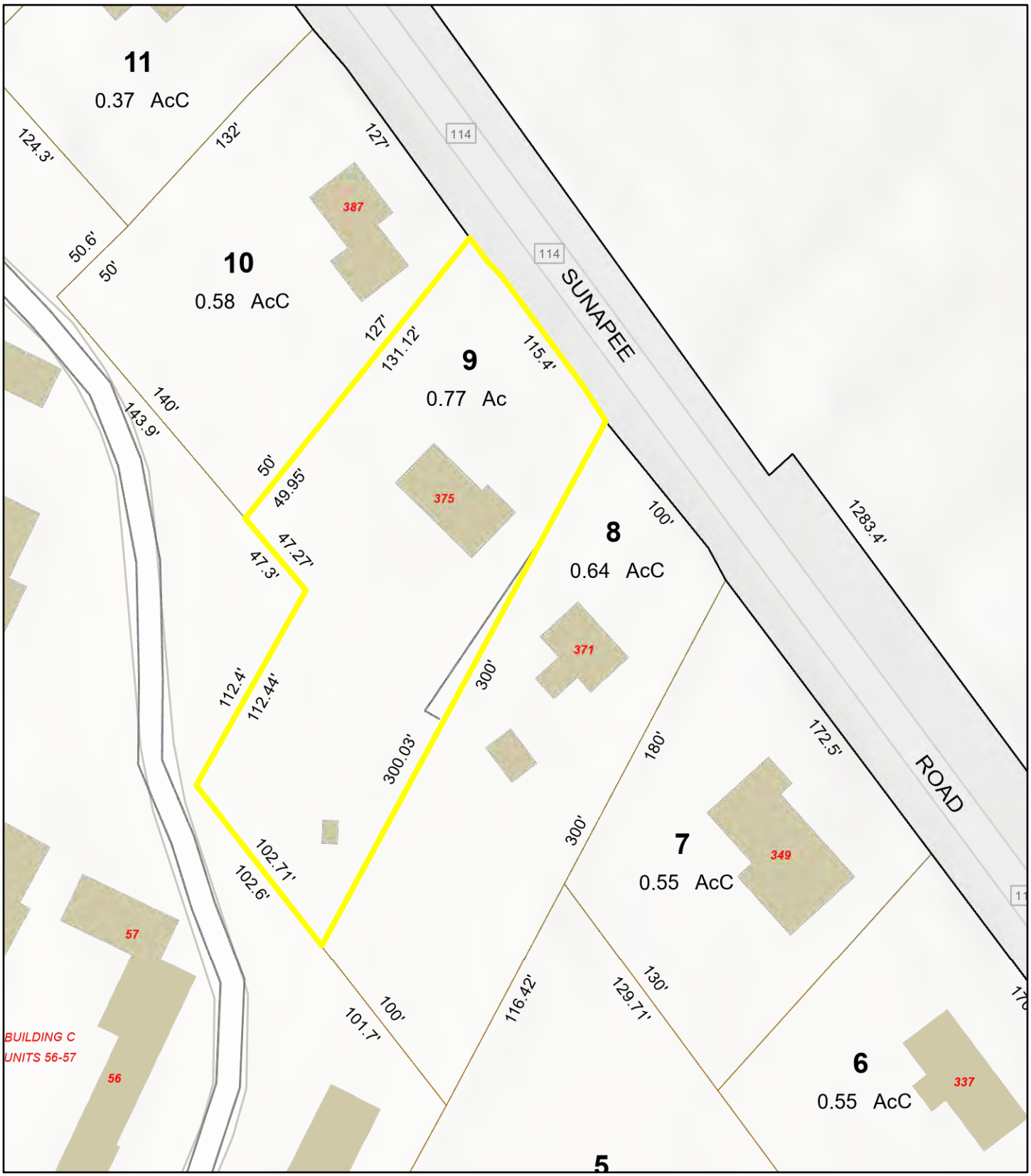
Before me, the undersigned official, on this 1st day of August, 2001, personally appeared Eric Francois Viandier and Stacey Platte-Viandier, personally known (or satisfactorily proved) to me to be the same, and acknowledged their signatures within for the purposes within stated.

Justice of the Peace/~~Notary Public~~

Type/print name: LARRY B. DUFAULT

My commission expires 12-06-05

MERRIMACK COUNTY RECORDS
Kathi L. Lacy, Register



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