

37 Shorefield Way

Milford on Sea, Lymington, SO41 0RW

SPENCERS



37 SHOREFIELD WAY

MILFORD ON SEA • LYMINGTON

A magnificent 4,000sq.ft. five bedroom, five bathroom part-vaulted contemporary and efficient home set in ranch-style grounds of approximately 4 acres, complete with stables, a barn and four garages. There is ample parking for an array of vehicles such as horse box, camper, or boat. Features include an outside swimming pool and wonderful view over the land from the principal bedroom suite balcony. The house occupies an unspoilt edge of village location while being within easy reach of the village centre and beaches

Ground Floor

Kitchen/ Dining Area • Sitting Room • Utility • Gym/Games Room • Bedroom Four and Five with En Suite • Study/Bedroom 6

First Floor

Bedroom one with Ensuite Bathroom • Bedroom Two and Three • Family Bathroom

Outside

Stable Block with Storage and Garage Space • Separate Garage

£2,400,000

5/6 *2* *5*





The Property

The front door opens to a light and well proportioned staircase hall which provides access to the first floor as well as the principle reception rooms and ground floor bedrooms. The atmosphere of the house is shaped by the exceptional kitchen / dining room which features vaulted ceilings and bifold doors providing spectacular far-reaching views across the property's 3.5 acres of paddocks, where two of the current owners' horses graze. The kitchen is very stylish with an array of integral appliances to include a large island unit incorporating the induction hob and breakfast bar. There is a snug adjacent to the kitchen with a floor to ceiling picture window to the rear. Opening off the kitchen / dining room is an especially generous sitting room measuring 26' x 21'9 and complete with a feature fireplace fitted with a free standing woodburning stove. There is a very spacious utility room with a back door to the garden as well as a work surface with fitted sink and inbuilt storage cupboards. Off the utility room is a shower room with wc. There is also a large Gym / Games room, with built in storage cupboard and bi-fold doors overlooking the garden. Also on the ground floor two double bedrooms, both with en suite shower rooms and a study / bedroom 6.

On the first floor, a central landing gives access to three further bedrooms. The main bedroom features sliding doors onto a balcony which overlooks the garden and paddocks beyond. There is a walk-in wardrobe as well as an en suite bathroom featuring wc, basin, separate shower cubicle and large Jacuzzi style bath. The further two double bedrooms are served by a family shower room and a built in wardrobe on the landing.











FLOOR PLAN

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Approximate Area = 3957 sq ft / 367.6 sq m (excludes carport)
Limited Use Area(s) = 252 sq ft / 23.4 sq m
Garages = 542 sq ft / 50.3 sq m
Outbuildings = 627 sq ft / 58.2 sq m
Total = 5378 sq ft / 499.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

A particular feature of the property is its extensive gardens and grounds extending to approximately 4 acres with both formal gardens and paddocks with adjoining stables and stable yard. The open and unspoilt views from the house across its own ground are extremely rare in a property with such a sophisticated equestrian set up so close to the centre of this highly sought after coastal village.

The house is approached through double gates over a tarmac drive providing extensive parking which leads past the house to the stable yard beyond. Ornamental gardens surround the house to the front while the rear of the property provides access to a large terrace which overlooks the paddocks and features a superb outdoor swimming pool. The paddocks are level and well drained and easily accessed from the stable yard which is itself convenient to the main house.

The stable block provides three loose boxes and three separate store rooms. There are also two single garages and a car port.

The Situation

Milford on Sea is one of the area's most popular villages enjoying glorious swimming beaches, close proximity to the open spaces of The New Forest and a vibrant village green surrounded by cafe's, wine bars, restaurants and boutiques. The village has an excellent primary school with nearby prep schools at Durlston and Ballard in nearby New Milton which also has a mainline railway station providing direct services to Waterloo in just under 2 hours. The open spaces of the New Forest National Park lie to the north of the village and provide excellent opportunities for walking, cycling and general recreation. The nearby market town of Lymington (4 miles to the north east) offers a wider range of facilities as well as numerous sailing clubs and marinas.

Directions

From our office in Lymington turn right and continue up the High Street passing through the one-way system at the top of the High Street bear left, following signs for Christchurch. After approximately 3 miles, take the turning left, sign-posted Keyhaven and Milford on Sea, onto the Lymington Road (B3058). Stay on this road, passing the village green on your left and then take the next fork right into Barnes Lane. Proceed up the hill and take the third left turning into George Road and proceed along and around the left bend, then the next right onto Shorefield Way. After about 50 yards there is a T-junction. Turn right and proceed to the far right corner. The property will be found in the corner as the road bends to the left.






Relax











Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college

Services

Tenure: Freehold

Council Tax: Band F

EPC: C Current: 72 Potential: 77

Property Construction: Traditional brick & block with new slate roof

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband achievable at this property with download speeds of up to 1000Mbps (Ofcom).

Parking: Private driveway and garage

TPO: Yes

Restriction on Permitted Development: Yes, extended the property in 2020

Important Notice

Spencers 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 fitments, 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.



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

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