

Havenhurst House

Milford Road, Lymington, SO41 8DP

SPENCERS



HAVENHURST HOUSE

MILFORD ROAD • LYMINGTON

A spectacular and individual five bedroom family home built to a high specification with garage, parking and a lovely garden, This well-planned spacious home enjoys far reaching views towards the Isle of Wight from the first floor. The property has a large double-height reception hall and circular galleried landing, high ceilings throughout, solid floors with under floor heating and a secluded rear garden.

Ground Floor

Entrance Hall • Dining Room • Sitting Room • Office • Kitchen • Utility Room • Garage

First Floor

Principal Bedroom with En suite • Bedroom Two, Three and Four with En suites • Bedroom Five • Family Bathroom

£1,295,000

5 *3* *4*





The Property

The covered porch with double oak doors leads into the hallway certainly providing a "wow" factor to this impressive home which enjoys high ceilings and cornices throughout. Wooden bevelled glazed doors lead to the principal rooms and the sitting room has a gas effect fire with mantle surround on a raised hearth. Glazed doors lead to the rear terrace and garden. The office has a large square bay to the front aspect. There is also a dining room accessed from both the kitchen and hallway and with access to the garden. The magnificent kitchen is a feature of note with a large island with ample work surface above fitted cherry wood units and new worktops, a dishwasher, a Range cooker with electric oven, gas hob, and extractor over and space for an American style fridge. Natural stone flooring runs through the kitchen and utility room. From the kitchen, there is access to a large utility room which has a full range of fitted units comprising a sink, and giving space and plumbing for a washing machine and a tumble dryer. The utility room has a door giving access outside and a door into the double garage. Both the kitchen and utility room have tiled floors, and the remainder of the ground floor benefits from oak flooring throughout. Generous cloakroom. The whole of the property enjoys under floor heating with each room having its own controls and each room enjoys high ceilings.

Large attractive galleried landing with a spacious balcony to the middle and front allowing room for a table and chairs and with lovely views towards the Isle of Wight. The principal bedroom enjoys pleasant views over the rear garden and benefits from a range of fitted cupboards and a built-in dressing table. The room is further complemented by a luxurious en-suite bathroom, complete with a bath. Bedroom two enjoys a full wall of fitted wardrobe cupboards providing ample hanging space and storage. This room has double doors to a Juliet balcony, as well as an en suite wet room. Bedroom three is a lovely double room with a front aspect and an en suite shower room. Bedroom four has garden views and has fitted cupboards, as well as an en suite shower room. Bedroom five has fitted cupboards and again views over the rear garden, this is currently being used as a gym and office space. There is a contemporary family bathroom.


F&M

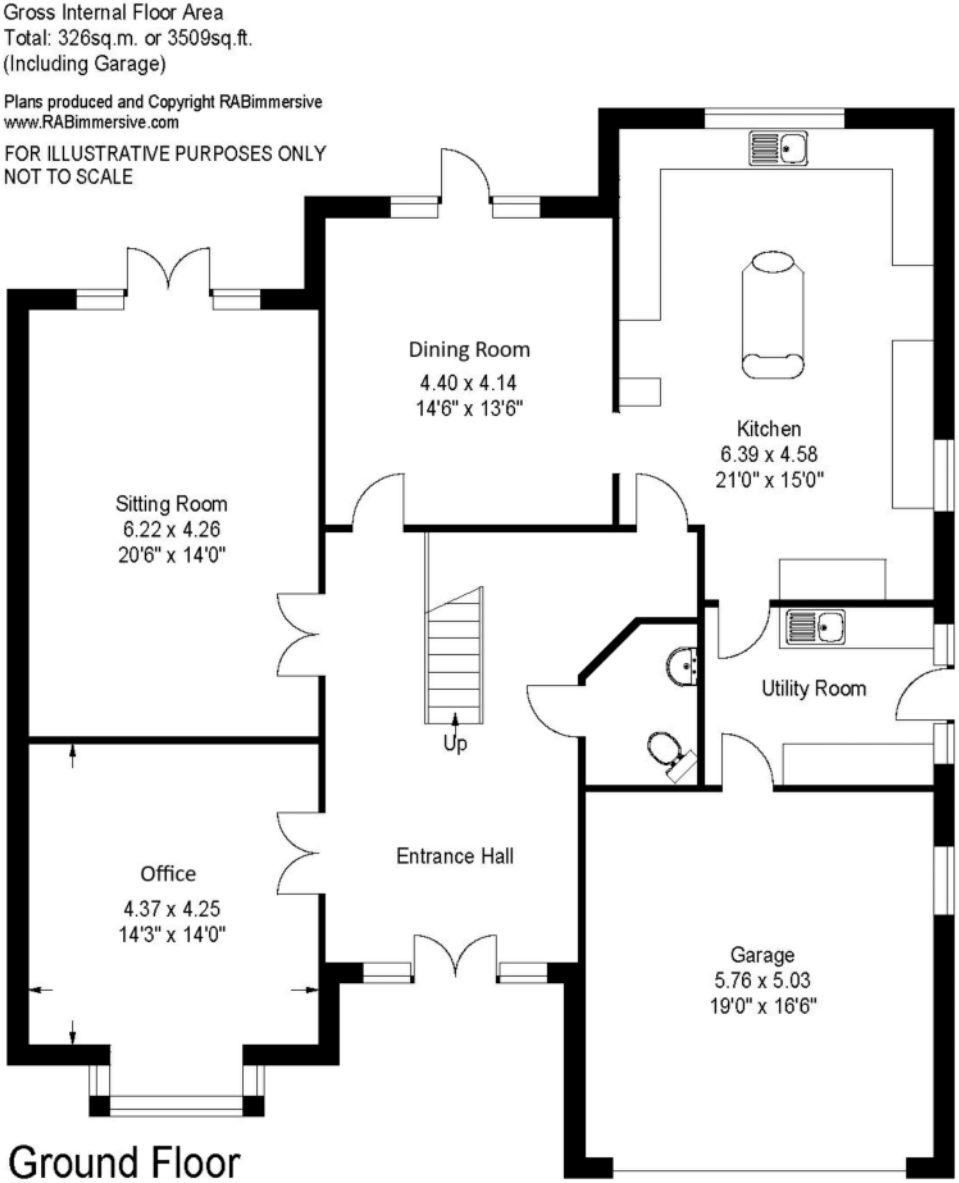


FLOOR PLAN

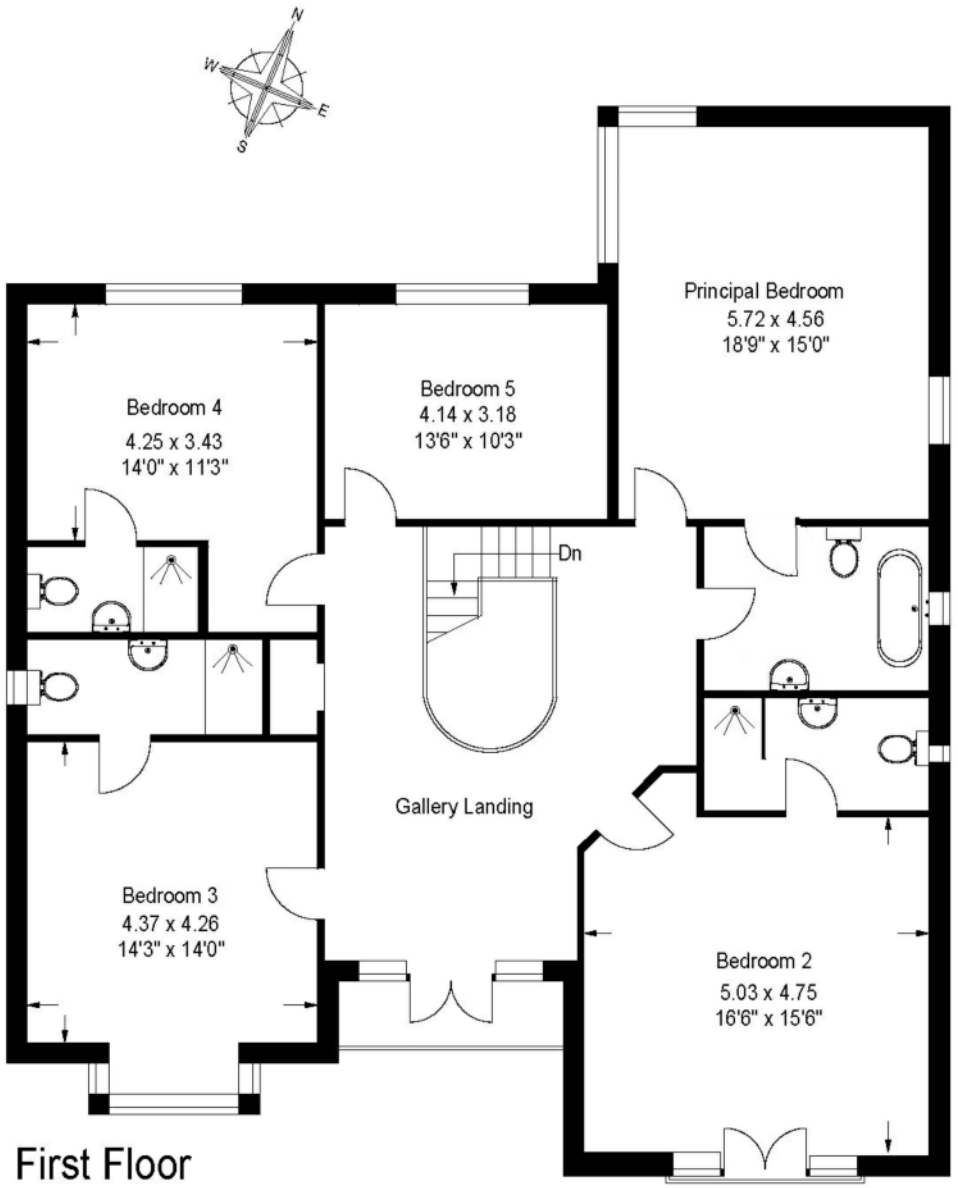
Approximate
Gross Internal Floor Area
Total: 326sq.m. or 3509sq.ft.
(Including Garage)

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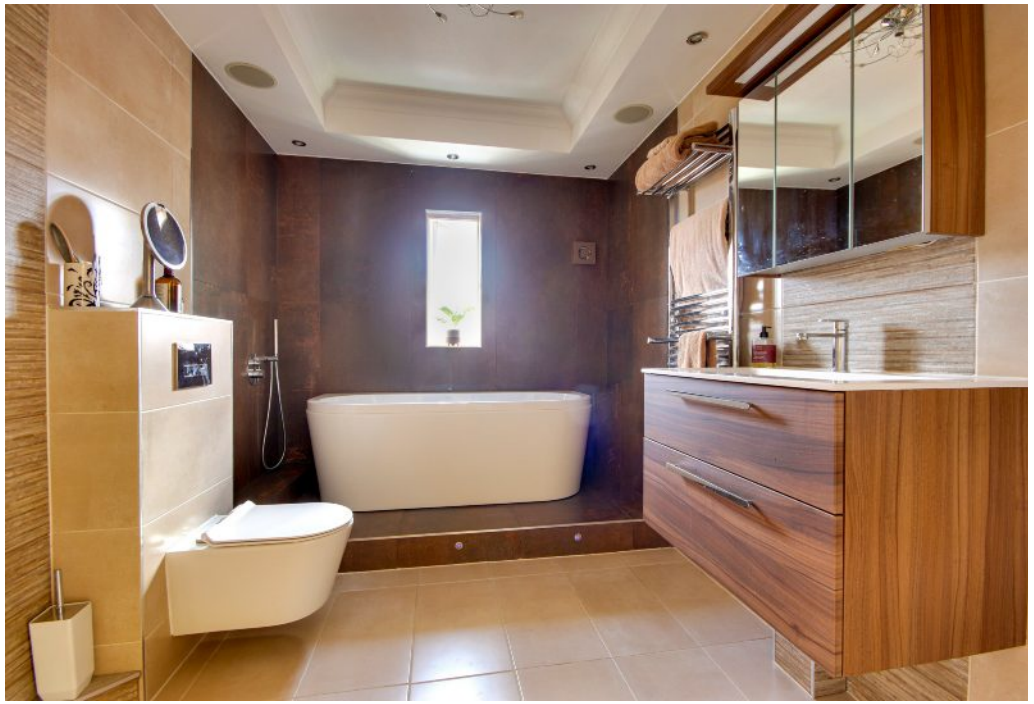


Ground Floor



First Floor















Grounds & Gardens

The property is approached via double electric gates. The block paved drive has parking for several vehicles and the double garage has an electric up-and-over door, together with power and light. The gas fired boiler is two years old, providing domestic hot water and central heating is situated here. The front boundary is a high brick wall and within is a lawned area bordered by mature shrubs. The rear garden is laid to lawn with raised borders, together with stone patios adjacent to the ground floor reception rooms, which benefits from an awning providing a sheltered outdoor seating area. A path leads all the way around the house and continues to the front drive.

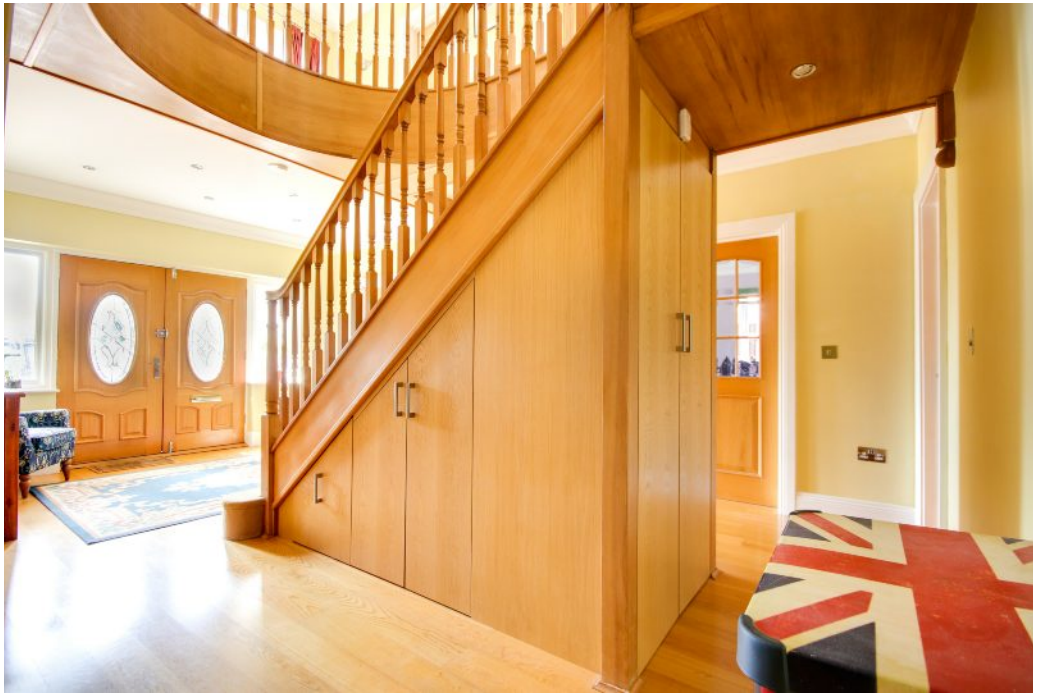
The Situation

Occupying a highly convenient location being less than a mile from the centre of Lymington and within 150 yards of a convenience store and other local shops and restaurants. Within walking distance of Waitrose as well as a well regarded secondary school and leisure centre. For a wider range of shops , restaurants and schooling, the nearby market town of Lymington is less than a mile away and is also renowned for its sailing facilities, deep water marinas and both the Lymington Town Sailing Club and Royal Lymington Yacht Club. The safe swimming beaches at Milford on Sea are only 3 miles away. Lymington also has a railway station offering services to London Waterloo via Brockenhurst in approximately 1 hour and 50 minutes.

Directions

From our office in the High Street, proceed to the top of the high street, joining the one way system in the left hand lane. Continue along the road to the roundabout and take the second exit by the Shell garage. Proceed along passing the row of shops on the right. Continue straight on and after passing Haglane Copse on the right hand side, the property will be seen signposted shortly afterwards on the right hand side.





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

Additional Information

Tenure: Freehold

Council Tax Band: Band G

Energy Performance Rating: C Current: 75 Potential: 83

Property Construction: Traditional brick & block

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Ultrafast broadband achievable at this proeprty with download speeds of up to 1000Mbps. (Ofcom).

Parking: Private driveway & garage

Important Information

Spencers of Lymington 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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