

Merlins

Lymington Road, Milford on Sea, Lymington, SO41 0QS

SPENCERS



MERLINS

LYMINGTON ROAD • MILFORD ON SEA

An exquisite brand new detached house set in an unrivalled elevated position offering panoramic sea views and an exceptional standard of finish just moments from the Village Green and beaches. Positioned at the end of a no-through road with spacious accommodation across three floors serviced by a lift, the house enjoys extensive south facing balconies at first and second floor level from which the views to the Solent and Isle of Wight are breathtaking. There is also a garden, parking and large single car barn.

Ground Floor

Principal Bedroom with En Suite and Dressing Room • Bedroom Two with En Suite • Utility

First Floor

Kitchen/Living Room with Balcony • Bedroom Three • Family Bathroom

Second Floor

Sitting Room • Balcony

Outbuildings

Large Single Car Barn

£2,300,000

3 2 3





The Property

This superb brand new house occupies one of Milford on Sea's prime locations and combines elegant modern living within easy reach of the shops, bars, restaurants and coastline that this highly popular village has to offer.

The front door opens to a wide hall with walnut LVT flooring and subtle recessed lighting. It is on the ground floor that the two principal bedrooms can be found. The master bedroom is a superb space with feature curved walls and bifold doors designed to maximise the light of the house's south facing aspect as well as providing direct access to the sunny south facing terrace. The bedroom also has access to a separate dressing room and superb en suite bathroom with marble tiling to the floor and walls, full size walk in shower and separate free standing bath. The second bedroom, also a double, overlooks the secluded rear garden and has its own en suite shower room. The ground floor also features a utility room with door to the outside and, like all floors, access to the lift and stairs to the upper floors.

The majority of the first floor is dedicated to a deeply impressive kitchen / living / dining room which measures an extraordinary 28' x 28' and has bi-fold doors onto the balcony where the views across the village to the water really come alive. The images in this listing an artist's impression of a possible kitchen but no specific kitchen scheme has been decided upon. It therefore remains possible for the purchaser to select their own choice of design against the agreed developer budget.

Also on the first floor is a generous double bedroom and separate shower room complete with basin and wc as well as access to the lift.

The second floor is where one experiences the exceptional vista that this enjoys. The entire floor is an open plan sitting room with bifold doors onto an extremely generous 23' x 18' balcony which takes in views of the whole of the village with the water, Isle of Wight and The Needles forming a glittering backdrop.

Agents Note: To help showcase the potential of the space, some images include CGI furniture, fixtures and fittings. This is for visual guidance only.











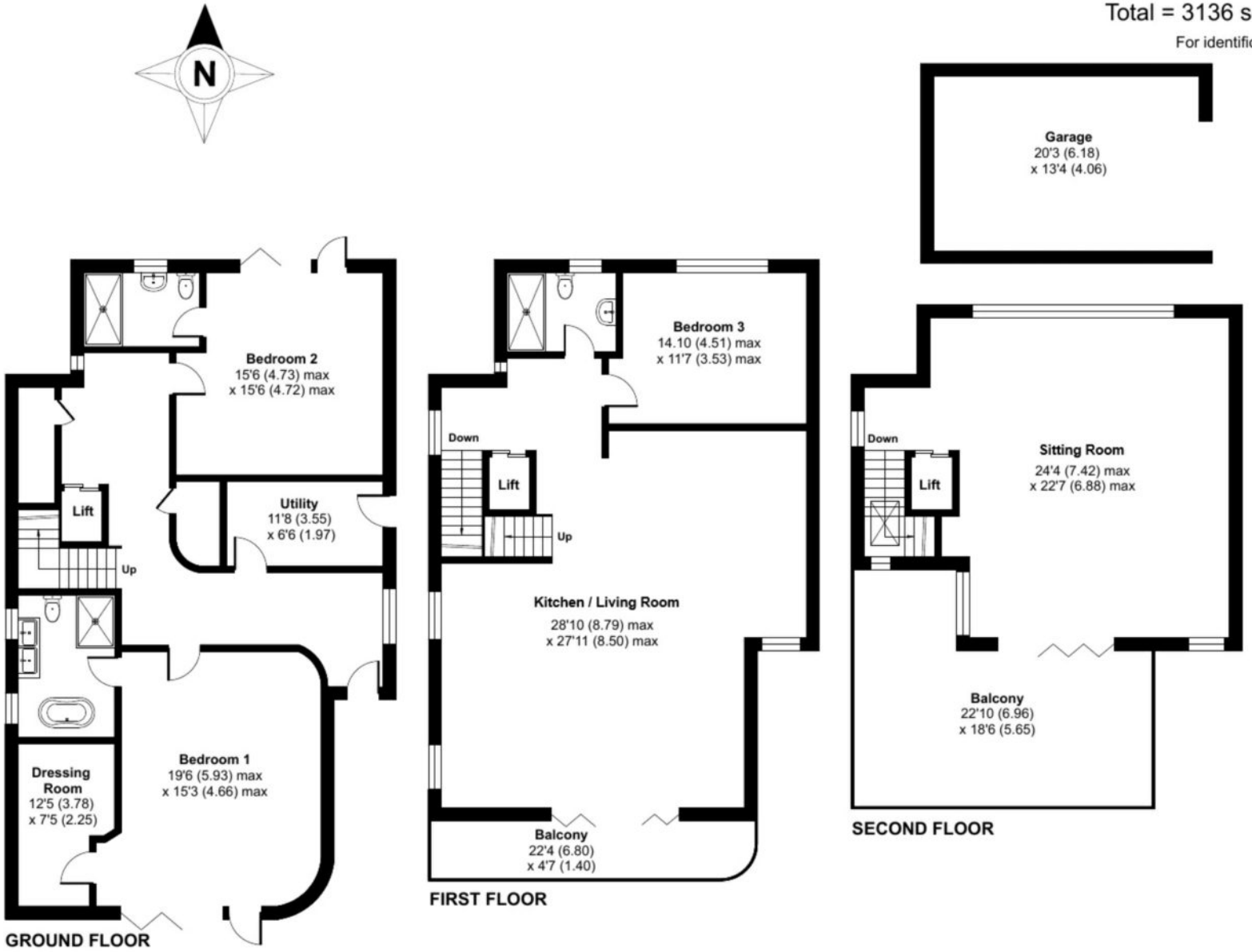




FLOOR PLAN

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Approximate Area = 2866 sq ft / 266.2 sq m
Garage = 270 sq ft / 25 sq m
Total = 3136 sq ft / 291.2 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

In addition to the large, south facing terraces and balconies is a side and rear garden which is laid to lawn. There is ample parking to the front of the house as well as a large single car barn and electric car charging point.

The Situation

The house occupies an unrivalled elevated postion in this popular village. The house is tucked away at the end of a no through road and therefore enjoys a secluded location while remaining within a minute's walk of the village green and shops. Milford on Sea is a thriving coastal village, situated between the Georgian market towns of Lymington and Christchurch and has a wide variety of shops, several high-quality restaurants, three pubs, a thriving tennis/squash club and a very well supported Community Centre with an extensive program of art and music events: It is arguably one of the most sought-after villages on the South Coast. The safe beaches offer crystal clear waters, making it ideal for swimming or a wide range of water sports. The picturesque hamlet of Keyhaven is close by with sailing clubs and river moorings and the deep-water marinas of Lymington, with world-class yachting facilities are within only 4 miles.

The New Forest National Park is just a short drive from Milford on Sea, where there are extensive walks and riding opportunities, beautiful pubs and country houses to visit. There are main line connections to London (Waterloo) from the nearby stations of New Milton and Brockenhurst and a branch line from Lymington to Brockenhurst. We have airports at both Eastleigh (Southampton) and Bournemouth International Airport.

Directions

From Lymington head west towards Christchurch and on arriving in the village of Everton, turn left onto the road signposted to Milford on Sea. Continue into the village and go past the village green on your left and just as you are past the green take the unmarked road on the right. The property will be found at the end of this road.





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: tbc, property is a new build

Energy Performance Rating: tbc Current: Potential:

NHBC Warranty

Managed Common Areas: Driveway and parking areas, cost tbc

Utilities: Mains electric, water and drainage. There is no gas supply.

Heating: Ground/Air Source Heat Pump and Solar Panels

Broadband: Ultrafast broadband with download speeds of up to 1000 mbps available at this property (ofcom).

Electric Vehicle (EV) Charging Point installed: Yes

Parking: Private driveway, large single car barn and two allocated spaces in communal parking area

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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk