

10 Park Lane

Milford on Sea, Lymington, SO41 0PT

SPENCERS



10 PARK LANE

PARK LANE • MILFORD ON SEA • HAMPSHIRE

Situated within walking distance of the popular beaches and village centre of Milford on Sea this spacious five-bedroom, four reception, detached character property with extensive parking and garage is set on a substantial plot with delightful private gardens.

Ground Floor

Entrance Hall • Family Kitchen • Snug • Dining Room • Garden/Sitting Room •Utility Room • Bedroom Five

First Floor

Principal Bedroom with Dressing Room, En Suite and Balcony• Bedroom Two with Balcony • A Further Two Bedrooms • Family Bathroom

Outside

Garden Store • Carport

£1,695,000

5 3 3













The Property

There is an attractive pergola at the front of the property which welcomes you into the main hallway offering ample coats storage space, an interesting port hole window, stairs to the first floor and access through to the impressive family kitchen. There is a range of fitted worktops and cupboard units with matching central island, electric hob with extractor fan over, fitted oven and microwave, warming drawer, full height fridge and dishwasher. This lovely sunny room has twin aspect with fully opening bi fold doors overlooking the rear garden. There is a convenient utility room with butler sink, plumbing for washing machine and a further range of cupboard units and garden access. From the central hallway is the dining room open to the extended garden room with direct garden access and a separate south facing sitting room with fireplace. There is a separate study (or bedroom five) plus a ground floor shower room.

Rising the stairs there are four large bedrooms all with dark wood floors. The primary bedroom has an ensuite bathroom and access to the roof terrace. Bedroom two and three are also very good sizes with access to the roof terrace with bedroom four having lovely views plus a wash hand basin. The modern family bathroom completes the accommodation.

Directions

From Lymington, head east on the Milford Road towards Christchurch. On reaching the village of Everton, turn left signposted to Milford on Sea. After passing the school continue and pass the village green (on your left) continue passing over a small bridge and the road then becomes Park Lane. The property is on the right hand side.

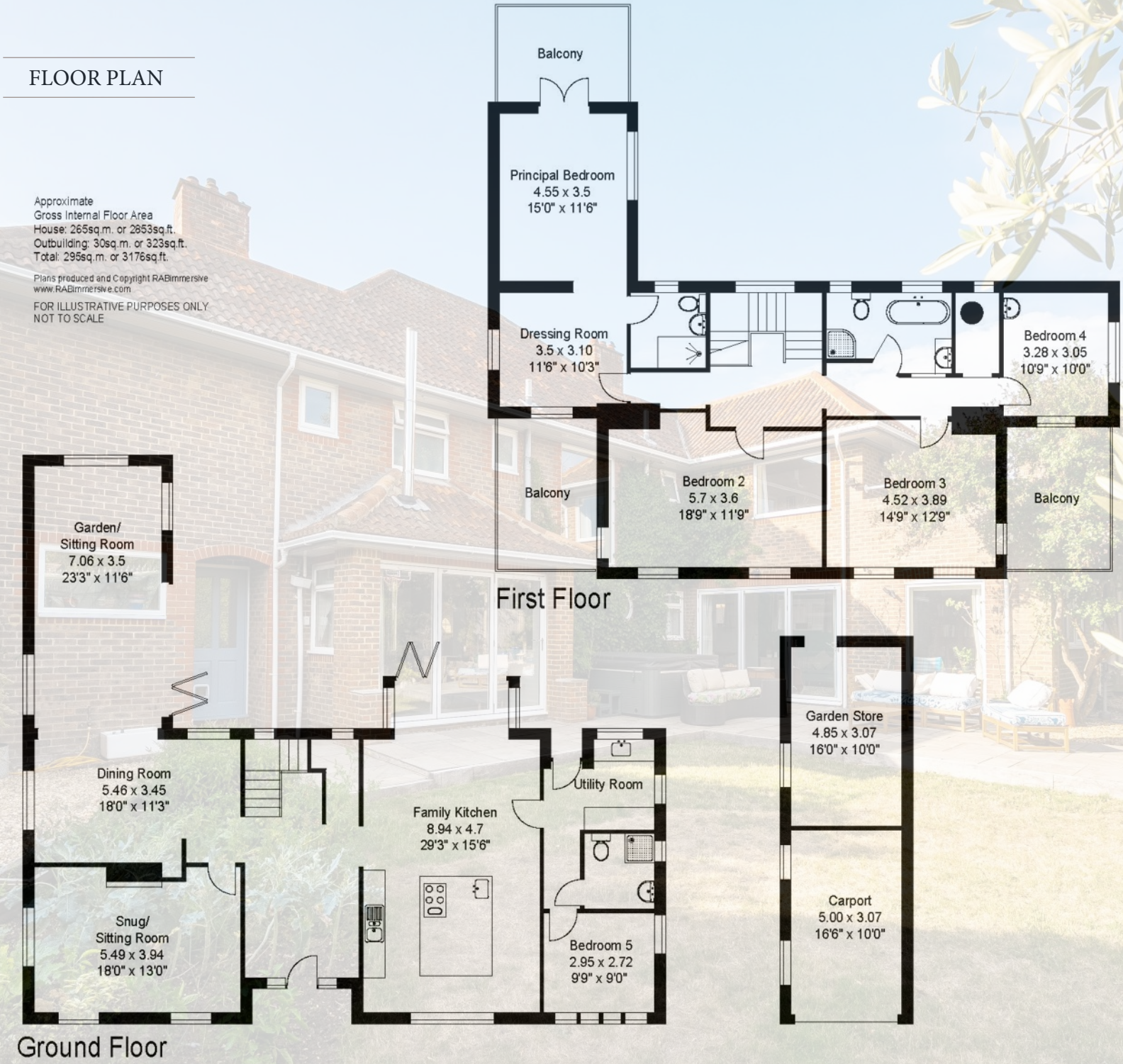


FLOOR PLAN

Approximate
Gross Internal Floor Area
House: 265sq.m. or 2853sq.ft.
Outbuilding: 30sq.m. or 323sq.ft.
Total: 295sq.m. or 3176sq.ft.

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NOT TO SCALE




Vincent van Gogh













Grounds & Gardens

The frontage offers excellent parking on the gravel drive for extensive parking plus a good sized garage with power and light. The secluded rear garden is a delight with a large patio area accessed from the garden room and a well maintained lawned area with mature plantigs, shrubs and bushs, flower beds and specimen trees. There is a landscaped & shingled area with outside storage a timber Garden Store, fenced boundaries and a Greenhouse with a brick base.

The Situation

Milford on Sea is an extremely popular coastal village offering a range of boutique independent shops, cafes, bars and restaurants as well as a delightful swimming beach and excellent access to the open spaces of the New Forest and sailing facilities in Lymington. The Danestream offers stunning woodland walks through the heart of the village and coastal pathways offer wide roaming to Keyhaven, Lymington and out to Hurst Castle.

There is a primary school in the village and excellent independent schools nearby at Ballard, Durlston (both in New Milton) and Walhampton (nr Lymington). Nearby New Milton Station (4.5 miles) provides regular direct services to London Waterloo taking just under 2 hours.





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

Services

Energy Performance Rating: D Current: 57 Potential: 63
Council Tax: Band G
Tenure: Freehold

Property Construction: Traditional brick & block
Utilities: Mains electricity, water & drainage
Heating: Air source heat pump
Broadband: Ultrafast broadband achievable at this property with download speeds of up to 1000Mbps (Ofcom)
Parking: Private driveway & garage

Important Notice

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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