



The Old Orchard

Barnes Lane, Milford on Sea, SO41 0RL

SPENCERS
NEW FOREST





A stunning brand new and architect designed four bedroom detached property with generous entertaining/living space and a westerly facing rear garden. Situated in a prime location within the heart of the coastal village of Milford on Sea.

The Property

An attractive glass atrium provides the entrance to the ceramic tiled hallway with stairs to the first floor, part-galleried landing. There is a well-appointed cloakroom and door to a generous study. The stunning spacious L-shaped kitchen/dining/living room incorporates aluminium bi-folding doors to the west facing garden. The beautifully appointed kitchen area is supplied by Neptune with white quartz worktops and Perrin & Rowe hot tap to the Belfast sink. There is a Rangemaster cooker and separate Neff microwave oven and warming drawer as well as an integrated fridge freezer. The utility room is also supplied by Neptune, has ample storage and a Neff washer and dryer, quartz worktops and door to the garage. Bespoke double glazed windows are fitted throughout the property. Further double doors lead to a separate sitting room from the open plan kitchen/dining area, with a focal point provided by the polished stone fireplace with recessed log burner. A further set of bi-fold doors lead to the garden.

£1,250,000

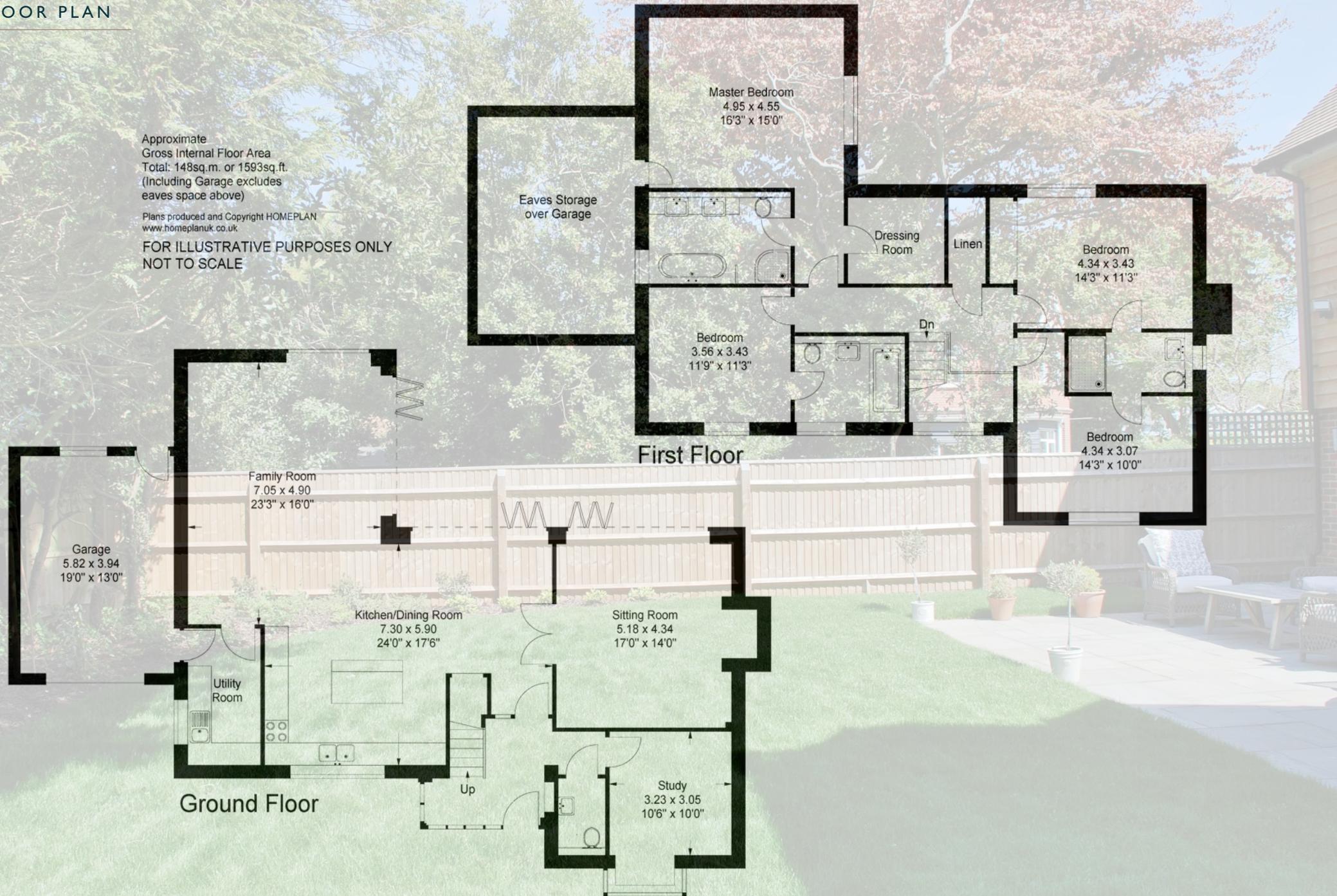


FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 148sq.m. or 1593sq.ft.
(Including Garage excludes
eaves space above)

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





Designed to be energy efficient with a clay tiled roof over Michelmersh brickwork incorporating Photovoltaic roof panels.

The Property

The large first floor landing has a deep airing cupboard and access to the roof space. The master bedroom suite comprises separate dressing area with hanging rails, storage shelving and Velux window and an en-suite bathroom with beautiful bath tub and separate shower, dual sinks and wc. Accessories and vanity units supplied by Burlington and Clearwater with Merlin shower screens. The ceramic floor and wall tiles are by Mandarin Stone. There is a door from the master bedroom to a large eaves storage space over the garage. The guest suite has a window to the front aspect and an en-suite bathroom with shower over the bath, wash hand basin and wc. The further two double bedrooms share a Jack and Jill generous shower room comprising double width walk-in shower, wash hand basin and wc.

Important Information

Spencers of The New Forest 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 fittings, 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.





Further features of note are the LED lighting throughout the property, Electric "up and over" door to the garage, under floor heating throughout the ground floor by Nuheat, electric under floor heating to the bathrooms and a boosted Wifi system.

Grounds & Gardens

Electrically operated wooden entrance gates lead to the drive and turning area. An Indian Sandstone paved terrace is positioned to the rear of the property and the garden is mainly laid to lawn with shrub and flower borders and fencing to the boundaries. There is outside lighting and timber gates either side of the property leading through to the rear garden. There are hot and cold water taps. The rear garden has a westerly aspect, ideal for outdoor entertaining and al fresco dining.

The Situation

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 lively ever active Community Centre. It is arguably one of the most sought after villages on the South Coast. The 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 6 miles.



Both Milford on Sea and Barton on Sea provide local amenities with the Georgian Town of Lymington being approximately 15 minutes drive.

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 following signs for Christchurch. After approximately 3 miles, take the turning on the left on to the Lymington Road (B3058) and continue on passing the village green on your left and then take the next turning right into Barnes Lane. Proceed up the hill and the property will be located on the left hand side immediately after passing Wayside Close.

Services

Energy Efficiency Rating: B: Current 86 Potential 86
Council Tax Band: TBC
All mains services are connected.

Points of interest

Milford on Sea	0.5 miles
Barton on Sea Golf Club	2.6 miles
Durlston Court School (Private)	3.4 miles
Waitrose Lymington	3.8 miles
Lymington Quay	3.9 miles
New Milton Train Station	3.9 miles
New Milton Health & Leisure Centre	4.3 miles
The Arnewood School	4.4 miles
Walhampton School (Private)	5.4 miles
Christchurch	10.0 miles



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

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com