



Meadowcroft

Lymington Road, Milford on Sea, Hampshire, SO41 0QN

SPENCERS
NEW FOREST



Meadowcroft

Lymington Road, Milford on Sea, Hampshire

Unique, impressive and imaginative contemporary glass and cedar house designed by acclaimed Winchester-based architectural practice OB Architecture in collaboration with one of the country's top lighting designers, Joe Burke. Together they have created a light-filled house with spacious and flexible accommodation across three floors including six bedrooms and four bathrooms.

Double-height reception hall with bespoke turning glass and oak staircase and lighting installation • Drawing room with wood burning stove

• Stunning open-plan kitchen/dining/family room with vaulted ceiling • Study • TV room/Snug • Utility • Cloakroom

Master Bedroom Suite with balcony, dressing room, bathroom, and sitting room (or sixth bedroom)

• Guest bedroom suite with balcony, dressing room and bathroom • Bedroom with en suite

• Two further double bedrooms • Family bathroom • Galleried landings

Double garage with plant room • Garden with limestone terrace, lawns and views over open countryside

Guide Price £1,995,000





An innovative detached family residence finished to an extraordinarily high standard enjoying a high degree of privacy and far reaching views to the Solent and Isle of Wight.

The Property

This astonishing and innovative, specially-commissioned house makes an exceptional home and is finished to an extraordinarily high standard. It is a light, bright house that makes the most of its location: full-height 'diminished appearance' windows, glass-sided balconies and glass riser flights of stairs maximise the spectacular, far-reaching views across countryside and the Solent to the Isle of Wight.

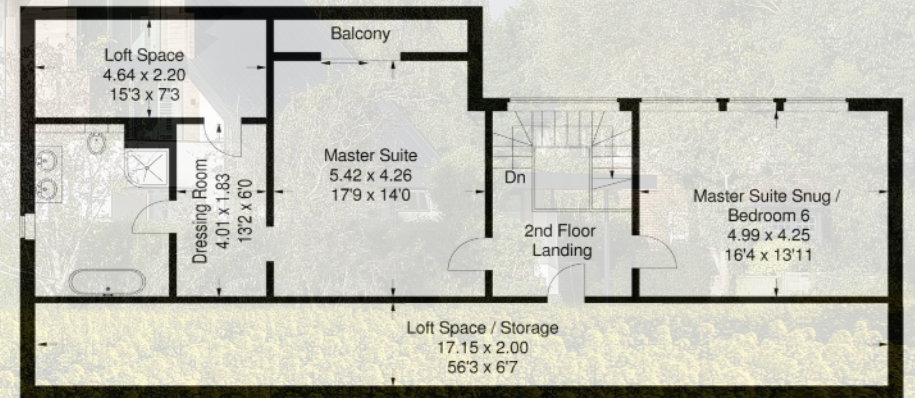
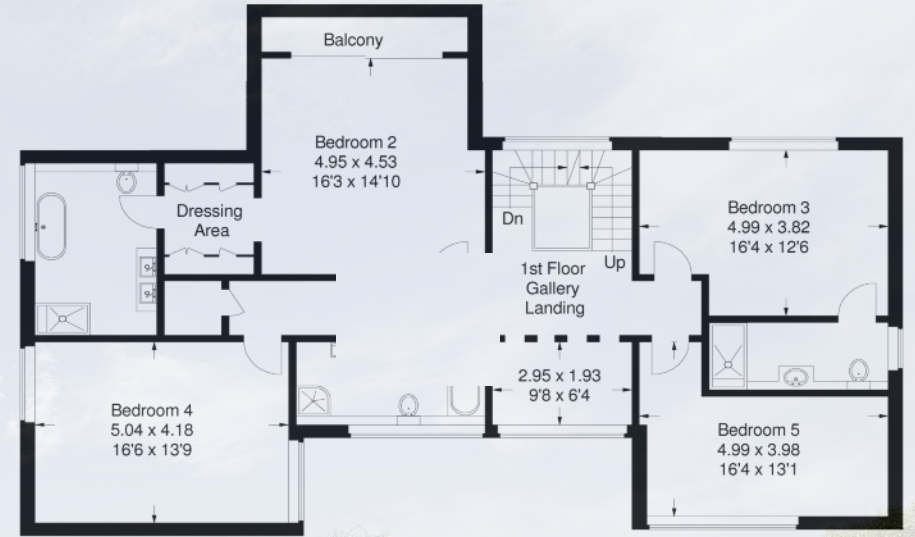
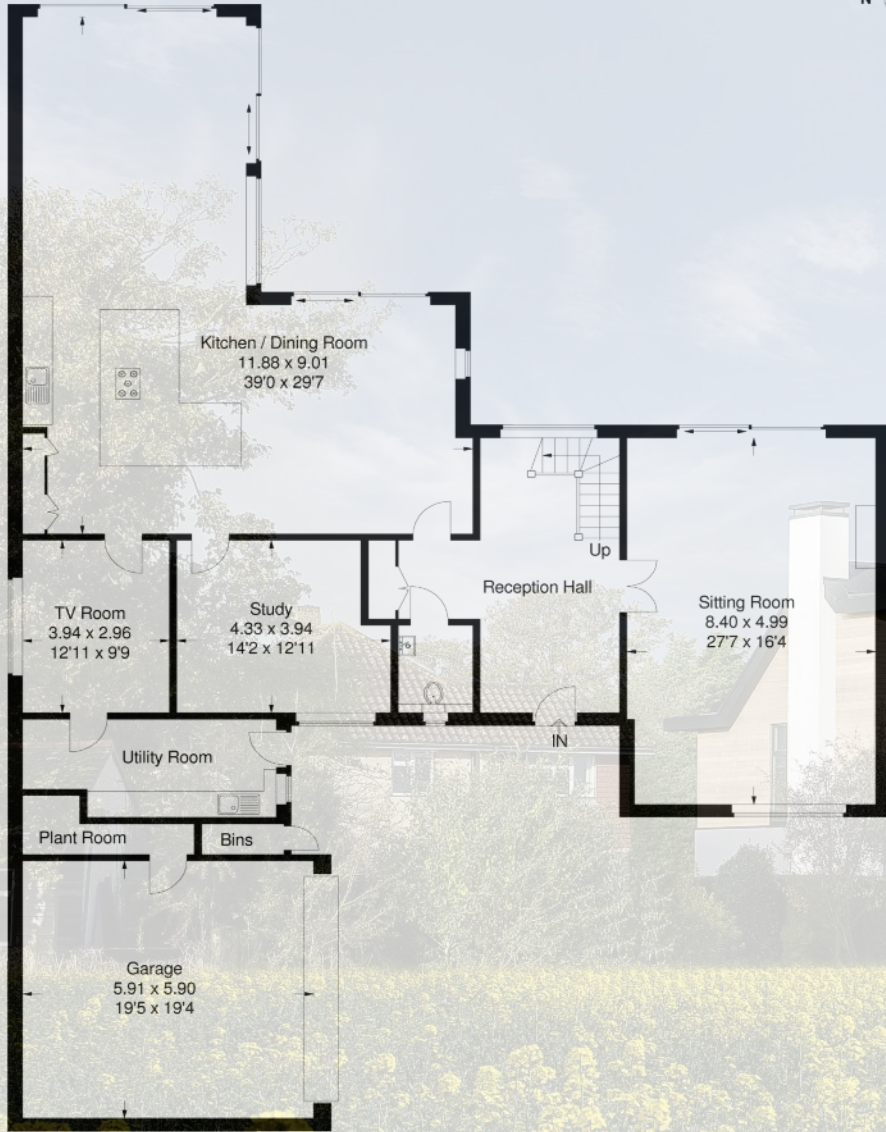
Meadowcroft enjoys a high degree of privacy. It is discreetly hidden behind mature boundaries. Access is through electrically controlled wooden gates which open to reveal a house with significant presence approached across a sweeping gravelled driveway with extensive parking and double garage with electrically operated Hormann's sectional door.

Inside the wow factor steps up a gear with an impressive double-height reception hall, recessed light feature, and bespoke turning oak staircase with glass risers that appears to float in front of the view of gardens and countryside. Move into the stairwell and look up to appreciate the spectacular three-story high atrium with galleried landings.

FLOOR PLAN

Meadowcroft

Approximate Gross Internal Area (Including Garage)
494.8 sq m / 5326 sq ft

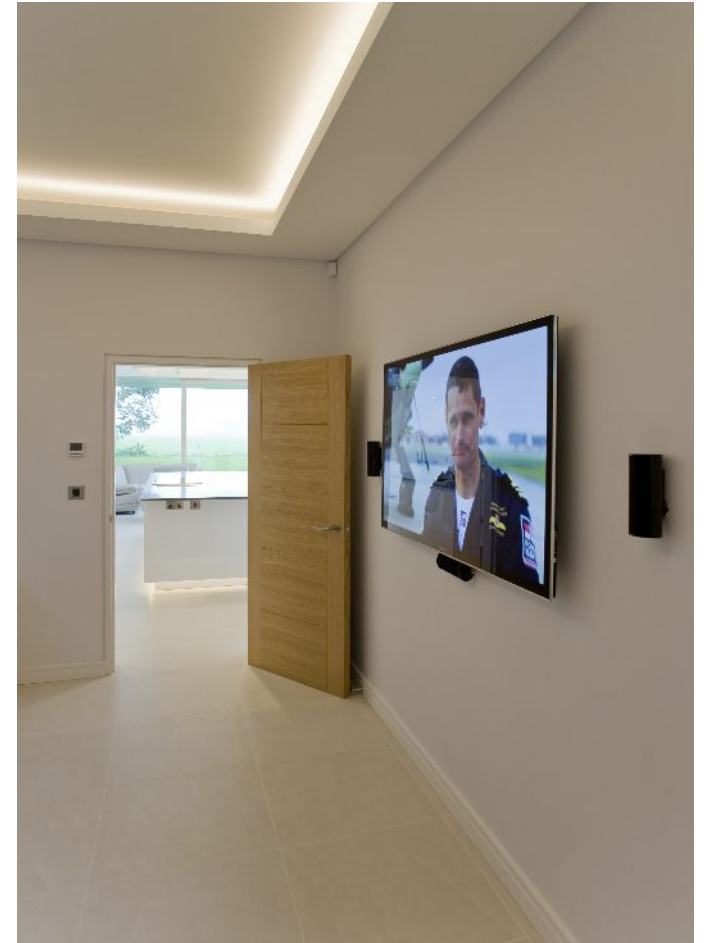


Ground Floor

First Floor

Second Floor









The Property - Continued

The high ceilinged, well-proportioned drawing room features a Rais 700 inset wood burning stove and doors opening onto the garden. In the spectacular open plan kitchen/dining/family room, the bespoke Poggenpohl kitchen is a sleek minimalist affair of ash and white glass topped in grey Corian with Quooker boiling water tap and a selection of top end Gaggenau and Siemens appliances. Large Internorm easy-glide doors open up this space on three sides to a limestone terrace partly covered by a cantilevered 'awning' making it ideal for alfresco entertaining.

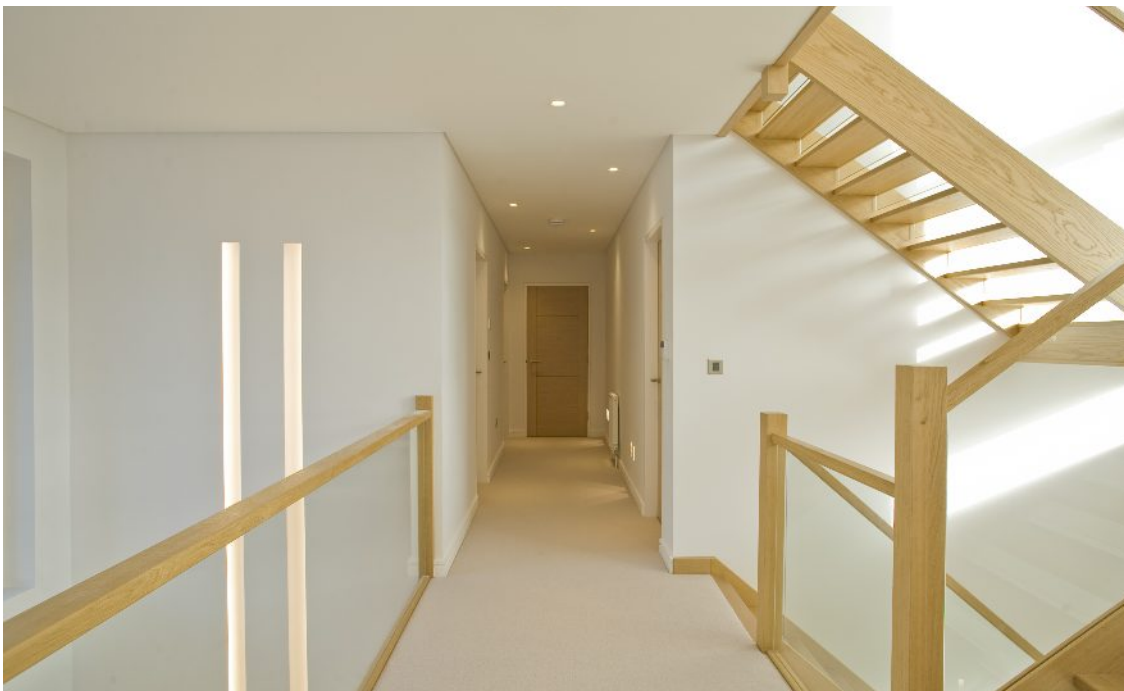
There's a good-sized TV room or snug and study/home office. Clever details include a utility room with front entrance, a plant room incorporated within the garage and a store room for hiding unsightly refuse bins so that nothing detracts from the property's appearance.

Finishes include Minoli porcelain floor tiling, while the decadent, spa-calm bathrooms feature freestanding bath tubs by Victoria + Albert and fittings by top names including Philippe Starck for Duravit, Merlyn and Hangsrohe. There is underfloor heating in all the bathrooms as well as throughout the ground floor.

All six bedrooms are generously sized and very adaptable. For example the top floor can be entirely given over to a luxurious master bedroom suite, using the sixth bedroom as a sitting room.

The house benefits from a bespoke lighting scheme. Every light has been considered and carefully positioned depending on the purpose of each space. Pools of light on the landings complement the natural light flooding in. Lighting turns the bathrooms into oases of indulgence. Lights as talking points include a spectacular Metronome XL pendant hanging in the kitchen, the first of its kind to be used in a residential setting in the UK, while in the cloakroom there's a wall punctuated with points of light.

Altogether this light-filled, impressive home totals up 5,300 sq ft of space and incorporates a number of eco-friendly features, such as energy efficient mechanical ventilation with heat recovery system, and solar panels.





An impressive home of some 5,300 sq ft of space incorporating eco-friendly features for added energy efficiency.

Grounds & Gardens

The gardens are mostly laid to lawn and enjoy tranquil views across an ever-changing seasonal landscape. Mature borders offer privacy.

The Situation

Very much about a quality lifestyle – Meadowcroft is situated in Miford on Sea, considered one of the area's prime hot spots. The village is centred around a delightful green, offers a selection of highly regarded bistros and restaurants, and an 'outstanding' primary school. There is easy access to the New Forest and Lymington, a vibrant Georgian market town with train service to Brockenhurst mainline station, nearby Keyhaven has a yacht and dinghy sailing club and there are local beaches for bathing and water sports.

Directions

From our office in Lymington, turn right and continue along 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, sign posted towards Milford on Sea and Keyhaven. Continue to pass Milford Primary School on the left and the property can be found after a short distance and on the left hand side.



Whether you are a gastronome, sailing or equestrian enthusiast there is something for everyone in the area.

Places of Interest

- Lymington to Keyhaven Nature Reserve
- Hurst Castle
- St Barbe Museum & Art Gallery
- National Motor Museum
- Highcliffe Castle

Services

Energy Performance Rating: Current 89 Potential 95

Council Tax Band: H

All mains services connected

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 for 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.



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

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