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HAYWARD FOX

7 SCHOLARS RETREAT, WHATLEY ROAD, MILFORD-ON-SEA, HAMPSHIRE SO41 0XS



SCHOLARS RETREAT IS A STUNNING CLIFFTOP DEVELOPMENT WITH A INTERESTING SELECTION OF OUTSTANDING PROPERTIES. BUILT IN 2006 THE PROPERTIES ENJOY A QUIET AND SECURE LOCATION WITHIN GATED LANDSCAPED GROUNDS AND OFFERING DIRECT ACCESS TO THE CLIFFTOP, WITH FOOTPATHS TO MILFORD VILLAGE CENTRE AND BARTON ON SEA, AFFORDING PANORAMIC VIEWS OF THE SOLENT, ISLE OF WIGHT, CHRISTCHURCH AND BOURNEMOUTH BAYS TOWARDS THE PURBECKS.



For more information on this property or to arrange an accompanied viewing, please contact:

01590 644933

or

milford@haywardfox.co.uk

Our offices are located in: Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424 Mayfair ~ 020 7079 1454
Milford on Sea ~ 01590 644933 New Milton ~ 01425 638656 Sway ~ 01590 681656

www.haywardfox.co.uk



9 High Street Milford on Sea Lymington Hampshire SO41 0QF

Tel: 01590 644933 Fax: 01590 641836 Email: milford@haywardfox.co.uk

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PRICE: £945,000

A STUNNING, MODERN MEWS STYLE THREE STOREY PROPERTY BENEFITING FROM OUTSTANDING SOLENT AND ISLE OF WIGHT VIEWS, WITH FOUR EN-SUITE BEDROOMS AND FIRST FLOOR SITTING ROOM TAKING FULL ADVANTAGE OF THE PANORAMIC COASTAL OUTLOOK - A 'MUST VIEW' PROPERTY TO APPRECIATE THE UNIQUE COASTAL LOCATION

* ENTRANCE HALL * TWO GROUND FLOOR EN-SUITE BEDROOMS * STUDY * UTILITY ROOM * GF WC *

* FIRST FLOOR SITTING ROOM & SUN BALCONY * DINING ROOM * SECOND WC * KITCHEN/BREAKFAST ROOM *

* SECOND FLOOR MASTER BEDROOM SUITE & SUN BALCONY * EN-SUITE BEDROOM 4 *

* DOUBLE GLAZING * GFCH * DOUBLE GARAGE * ALLOCATED PARKING * LANDSCAPED GARDEN *

Appointments must be made via the Vendors Agents **Hayward Fox**

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ACCOMMODATION IN DETAIL: All measurements are approximate)

Covered front entrance with outside light and front door leads to :

SPACIOUS ENTRANCE HALL - UPVC double glazed sash windows, central heating radiator, ceiling light points, oak effect laminate floor covering, under stair storage space, double door linen cupboard

From the entrance hall, door to:

GROUND FLOOR BEDROOM 2 - 17'8" (5.38m) maximum measurement into the door recess x 11'7" (3.53m) - UPVC double glazed double opening doors and adjacent side screens overlooking and leading on to the rear garden aspect and outstanding views over the cliff top towards the Isle of Wight, the Needles and Solent, central heating radiators, ceiling light point, tv aerial point, oak effect laminate flooring, double built in wardrobe. Door leading to :

EN-SUITE SHOWER ROOM - 6'5" x 5'11" (1.96m x 1.8m) - comprising shower cubicle, wc, wash hand basin, mirrored toiletry cabinet with shaver light point over, tiled flooring, tiled walls, recessed ceiling spotlights, extractor, heated towel rail.

From the entrance hall, door to :

GROUND FLOOR BEDROOM 3 - 14'5" x 12'5" (4.39m x 3.78m) narrowing to 10'10" (3.3m) - UPVC double glazed sash window to the front aspect, central heating radiators, ceiling light point, built in double wardrobe. Door leading to :

EN-SUITE SHOWER ROOM - 9'1" (2.77m) maximum measurement into the shower recess x 3'4" (1.02m) - comprising shower, wc, wash hand basin, with mirror and shaver light point over, tiled floors and walls, heated towel rail, extractor, recessed ceiling spotlights.

From the entrance hall, door to :

STUDY - 11'1" x 10'6" - UPVC double glazed sash window and further UPVC double glazed door overlooking and leading on to the rear garden aspect with views over the cliff top towards the Solent and Isle of Wight aspect, oak effect laminate floor covering, ceiling light point, central heating radiator, fitted office furniture to incorporate two work stations with a comprehensive range of base level drawers and storage units, and further matching eye level storage units.

From the entrance hall, door to :

UTILITY ROOM - 9'11" (3.02m) maximum measurement into the door recess x 5'11" (1.8m) - comprising single bowl single drainer mixer tap stainless steel sink unit set in a roll top work surface with base cupboard and drawer units below and matching eye level cupboard units over, space and plumbing for washing machine, part tiled walls, tiled flooring, ceiling light point, extractor.

From the entrance hall door to :

GROUND FLOOR WC - comprising wc, wash hand basin, ceiling light point, extractor, oak effect laminate floor covering, central heating radiator.

From the entrance hall, oak stairwell to:

FIRST FLOOR LANDING - UPVC double glazed sash window to the front aspect, ceiling light point, natural wood flooring, central heating radiators, trap giving access to roof space, double door coats cupboard

From the first floor landing, double opening doors leading to :

SITTING ROOM - 20'9" (6.32m) maximum measurements narrowing to 16'9" x 18'6" (5.11m x 5.64m) - a superbly stylish room enjoying a wonderful ambient atmosphere with UPVC double glazed double opening doors with adjacent side screens leading out on to the good sized covered, timber decked, glass balustraded **SUN BALCONY** enjoying an outstanding vista towards the entrance of the Solent, Isle of Wight and the Needles. Natural wood flooring, ceiling light points, wall light point, central heating radiator, central feature fireplace with a polished stone effect mantle, surround, hearth and inset electric fire with adjacent gas point, central heating radiators, TV aerial point.

From the first floor landing, double opening doors leading to :

DINING ROOM - 11'4" x 11'1" - with a UPVC double glazed sash window to the rear aspect, with an outlook towards the Solent and the Needles, natural wood flooring, ceiling light point

From the first floor landing, door to :

KITCHEN/FAMILY/BREAKFAST ROOM - 18'11" x 14'4" (5.77m x 4.37m) - a superbly appointed kitchen comprising one and a half bowl mixer tap sink unit set in a granite effect work surface, four ring NEFF induction hob and extractor over, Miele combination double oven, microwave and warming drawer, space for American style fridge/freezer, two pull out larder racks, integrated Miele dishwasher, central island unit with matching work surface, and further base cupboard and drawer units, tiled flooring, central heating radiator, recessed ceiling spotlights, tv aerial point, concealed in an eye level unit is the wall mounted Glow Worm gas fired boiler, space for breakfast table and chairs, double aspect room with UPVC double glazed sash windows

From the first floor landing, door to :

REF NO: BRM2023

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

SEPERATE WC - comprising wc, wash hand basin, ceiling light point, extractor, natural wood flooring, central heating radiator.

From the first floor landing, oak stairwell leads to:

SECOND FLOOR LANDING - UPVC double glazed sash window, central heating radiator, ceiling light point, laminate flooring, further trap giving access to roof space

From the second floor landing, door to:

SECOND FLOOR MASTER BEDROOM SUITE - 18'5" x 15'2" (5.61m x 4.62m) maximum measurements into door recess - UPVC double glazed double opening doors with matching sidescreens overlooking and leading onto the second good sized **SUN BALCONY** providing elevated, extensive views towards the Solent, the Isle of Wight and the Needles, further UPVC double glazed sash window to the front aspect, central heating radiators, ceiling light points, TV aerial point, laminated flooring, two double and one single fitted wardrobes. Door to:

EN-SUITE BATHROOM - 9'11" x 7'1" (3.02m x 2.16m) into the shower recess narrowing to 4'3" (1.3m) - comprising good sized shower unit, bath with mixer tap shower attachment, vanity wash hand basin with shaver light point over and adjacent toiletry cabinet, wc with concealed cistern, recessed ceiling spotlighting, extractor, fully tiled walls, tiled flooring, heated towel rail, obscure UPVC double glazed sash window

From the second floor landing, door to:

SECOND FLOOR BEDROOM 4 - 11'5" X 11' (3.48m x 3.35m) - UPVC double glazed sash window to the elevated clifftop, Solent and Needles views, central heating radiator, ceiling light point, TV aerial point, laminate flooring. Door to:

EN-SUITE SHOWER ROOM - 6'4" x 5'9" (1.93m x 1.75m) - comprising shower unit, wc, vanity wash hand basin with mirrored toiletry cabinet and shaver/light point over, fully tiled walls, tiled flooring, heated towel rail, recessed ceiling spotlighting, extractor

OUTSIDE:

FRONT - flowerbed borders and an area of lawn, with a paved footpath leading to the front entrance with outside lighting. Brick pavior approach gives access to the **ALLOCATED PARKING SPACE** and double garage

DOUBLE GARAGE - 19'3" x 19'3" (5.87m x 5.87m) - two electrically operated doors, pitched roof, light and power connected

REAR GARDEN - a stunning feature of the property, offering views over the clifftop with the Solent and Needles vista beyond, being beautifully landscaped and maintained, with a good sized area of paved and shingled terrace accessed from ground floor bedroom 2 and the study. Outside lighting, cold water tap, external power points. The remainder of the garden is laid to shaped lawn with well established shrub and colourful flowerbed borders, feature shingle and rock area, further shingled seating areas with brick borders, low picket fencing with pedestrian gate giving access to the land situated to the rear of the properties which is communally owned by Scholars Retreat residents which gives direct private access to the Solent Way Footpath, to Milford-on-Sea and Barton-on-Sea

EPC RATING: Current - C72 Potential - B82

TENURE: Freehold

DIRECTIONS: From the village green in the centre of Milford-on-Sea village proceed in a westerly direction along the High Street, joining Park Lane immediately after crossing the Danestream bridge. On reaching the clifftop, continue for approximately one mile, where Scholars Retreat will be seen on the left hand side. Turn left into Whatley Road where the gated properties in Scholars Retreat will be seen straight ahead

Milford on Sea is a thriving coastal village with a comprehensive range of restaurants, pubs and cafes plus a good range of gift and local shops including a greengrocers, butchers, fishmonger and two general stores, plus a medical centre and dental surgery, based around the village green. The Village Green is home to several events during the year, including an Arts & Music Festival, May Fair, Dog Show and Christmas Carol Service, with the Community Centre and the four village churches running busy programmes throughout the year.

Walks can be enjoyed along the Coastal Path towards Barton-on-Sea and Lymington, with stunning views towards the Isle of Wight and the Needles and westwards to Christchurch Bay, Hengistbury Head and the Purbeck Hills beyond or through sheltered woodland in the Milford-on-Sea Pleasure Grounds and Studland Common, both local Nature Reserves, or around Sturt Pond and along Hurst Shingle Bank to Hurst Castle which dates back to Tudor times.

The New Forest National Park is a short drive away, The New Forest became a national park in 2005 and was once a royal hunting ground for William the Conqueror. It covers an area of 566 square kilometres and is made up of vast tracts of unspoilt woodland, heathland and river valleys where deer, ponies and cattle continue to roam free in its ancient heaths and woodland. Clear rivers and shady groves provide tranquillity and a car-free haven for walking, cycling and horse riding.

The towns of Lymington and New Milton are both approximately 3 miles away, with the larger shopping centres of Bournemouth and Southampton approximately equi-distant, about 18 miles away. British Rail Stations at New Milton and Brockenhurst provide a fast service to London Waterloo, with Bournemouth and Southampton airports easily accessed for domestic and international flights

www.milfordonseanews.org and www.milfordonsea.org are two excellent websites providing a wealth of local information and news about the village

For Council Tax information, please contact 02380 285000 or visit www.voa.gov.uk

Stamp Duty charges and online calculator

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/382324/Stamp_Duty_15.pdf