



Nautica

RAVENS WAY, MILFORD ON SEA, HAMPSHIRE SO41 0AS



# Welcome to Nautica Reach...

Situated in this prime location is the exclusive four house estate in Milford on Sea, close to the stunning beaches and at the heart of village life, this substantial modern family home has been thoughtfully designed by award winning architects. Step inside the beautiful home into a bright spacious living area perfect for entertaining. The kitchen/breakfast room highlights the impeccable craftsmanship demonstrated throughout the whole development boasting quartz worktops and quality Leicht handleless units. In the living area a contemporary electric fire creates a stunning feature. The four double bedrooms provide exceptionally spacious sleeping accommodation with substantial storage. The property also benefits from solar panels, triple glazed windows and underfloor heating in every room. This coastal home is perfectly placed over looking Christchurch bay from the Needles and the Isle of Wight to the Isle of Purbeck and Bournemouth.







# The ground floor...

Upon entering Nautica you will find a spacious utility room to your left with ceramic floor tiling and acrylic worktops with a single bowl sink. The ground floor consists of 4 Double bedrooms, All 4 bedrooms include full height fitted wardrobes and sliding door in principle. The first large double bedroom is situated immediately opposite the utility room which hosts the first of 2 en suites, further down the hallway there is a storage cupboard and a large family bathroom consisting of a standing bath and illuminated mirrors. The main bedroom has the other large en suite with a shower and standing bath, similar to the family bathroom. This bedroom also provides direct access to the garden through the UPVC triple glazed doors. The ground floor has an additional family room which also benefits from a modern kitchenette with integrated fridge and sink, and bi-fold triple glazed doors leading into the garden.



# The first floor...

*The oak staircase takes you up to the first floor which situates the kitchen/dining room, a spacious living room, a modern study, another WC and a full length balcony overlooking both the garden and the sea. The kitchen/dining room has high specification appliances, with a clean contemporary finish enjoying the natural light from both the overhead sky light, and the balcony. This kitchen features multiple Miele appliances including integrated fridge and freezer, a steam oven, microwave combination oven, two additional ovens, warming drawers, induction hob and wine cooler, one-and-a-half bowl sink and Quooker instant hot water tap. Finished with quartz worktops and LED under cabinet lighting, the open plan kitchen welcomes a dining area fit for entertaining. Further along the first floor you will find the bright and spacious living room that enjoys a built in surround sound speakers and shares the full length balcony, perfect for relaxing and passing sailing yachts including Cowes week, round the island race and Cowes to Torquay power boat race.*



# Meet me in the garden...

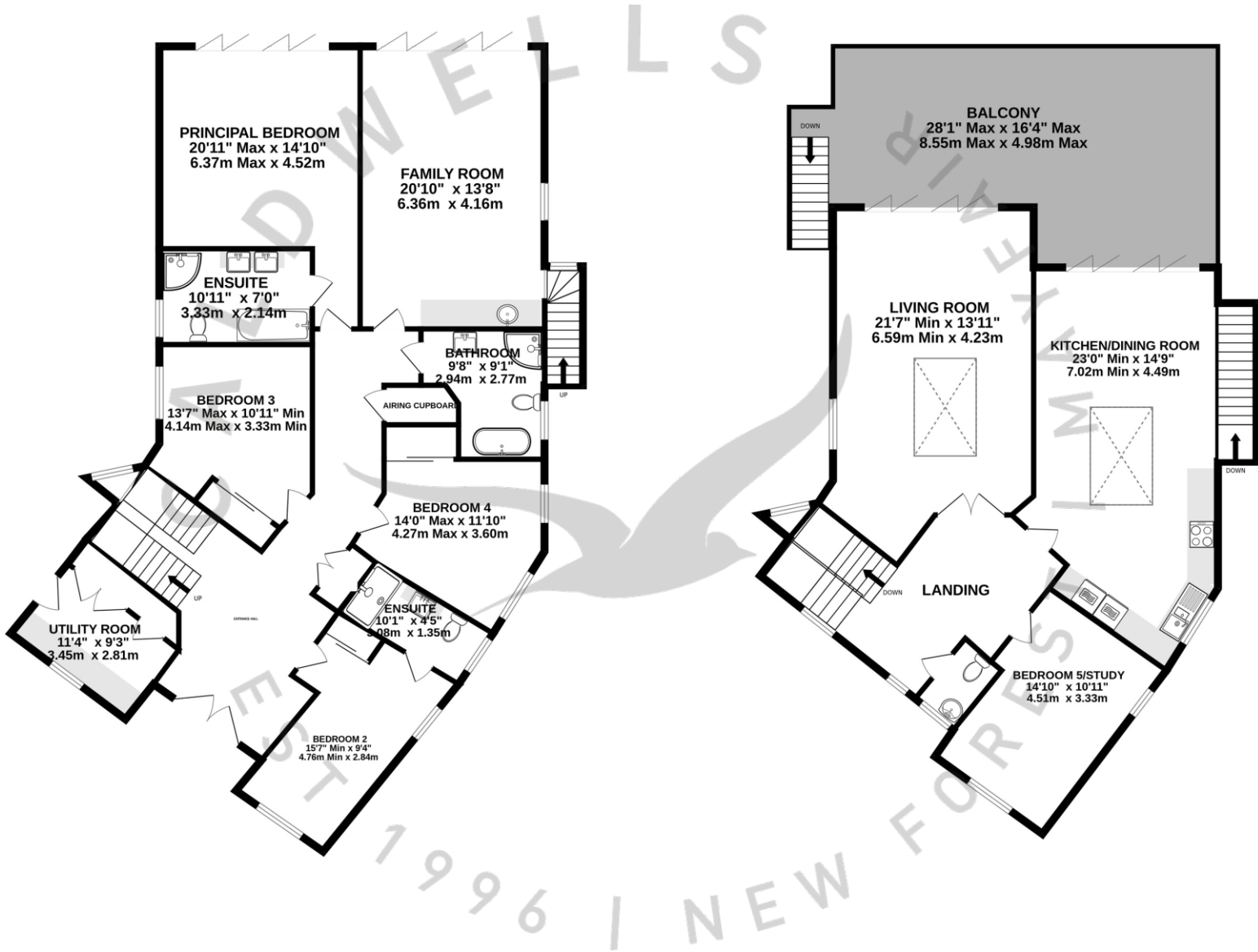
*The property enjoys a lovely south facing garden laid to lawn which has wrap around terrace, there is a small gate at the end of the garden giving access to the beach. Approaching the house there is a large private driveway and double garage, with up and over doors, as well as off road parking providing ample space for up to five cars.*



# Floor Plan

GROUND FLOOR  
1591 sq.ft. (147.8 sq.m.) approx.

1ST FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note: This floor plan does not include the double garage.

# The Finer Details...

## The Property

Direct beach access

Stunning scenic sea view over Christchurch bay and the Isle of Wight and needles

High specifications

Underfloor heating

Heat exchange system

Full length balcony

Walking distance from all the amenities of the village of Milford on Sea

4 double bedrooms

2 en-suites and an additional family bathroom and W/C

Ground floor spacious utility cupboard

## Services

Mains water, electricity and gas are connected to the property.

## Directions

From our office proceed down the High Street in a westerly direction onto the A337 signposted

Bournemouth and New Milton after approximately 2 miles upon reaching the village of Everton bare left onto

B3058, proceed through the village centre passing the green on the left hand side over the zebra crossing then turn

next left onto Westover road just before the catholic church take the third turning on the right into Ravensway

where the property entrance will be seen 50 metres along on the left hand side.



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## Tenure

Freehold

## Tax Band

G

## EPC Rating

B

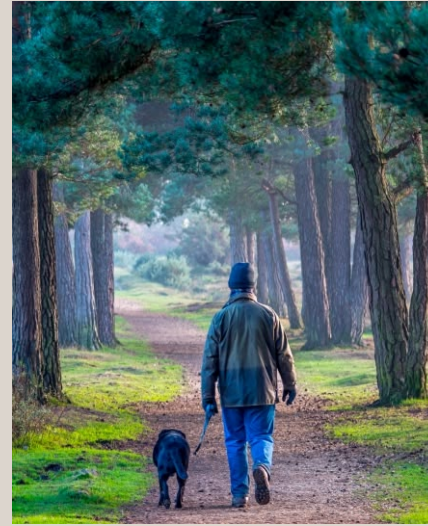


# Escape & Explore...

*Milford on Sea is a beautiful costal seaside town which sits on dramatic cliff tops over looking Christchurch bay with views of the Isle of Wight. Milford on Sea is great if you want peace, nature, sea views and a slower pace of life.*

*The neighbouring town of New Milton has a train station which you can take a direct train to London in 2 hours 15 minutes. The nearest city, Bournemouth, is a 20 minute train where you'll find lovely golden beaches. New Milton high street which is half a mile away offers an extensive range of shops and a lovely community.*

*Another reason for choosing to live life in Milford on Sea is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, or taking the ferry from Lymington for a day trip on the Isle of Wight. When living next to the New Forest and The Solent we really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing..*





**£2,750,000**

[caldwellsnewforest.com](http://caldwellsnewforest.com)

01590 675875 [sales@caldwellsnewforest.com](mailto:sales@caldwellsnewforest.com)

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

*Scan the QR code to make an enquiry or to book a viewing...*

