



WAYSIDE CLOSE, £1,150,000 FREEHOLD, COUNCIL TAX BAND – F EPC-C

THIS CHARMING THREE/FOUR BEDROOM DETACHED CONTEMPORARY HOME HAS RECENTLY BEEN REMODELLED AND REDECORATED TO AN IMPECCABLE STANDARD. THE PROPERTY BOASTS A STYLISH AND VERSATILE TRIPLE ASPECT KITCHEN/BREAKFAST/DINING ROOM, A WRAPAROUND PATIO BALCONY OVERLOOKING A GENEROUS SIZED REAR GARDEN WHICH OFFERS THE PERFECT VENUE FOR OUTDOOR RELAXATION, A PRINCIPAL BEDROOM WITH A NEWLY FITTED ENSUITE WHICH IS ALSO COMPLEMENTED WITH A MATCHING MODERN FAMILY BATHROOM. SITUATED IN A PEACEFUL CLOSE OFF BARNES LANE, MINUTES AWAY FROM THE SEAFRONT AND THE VILLAGE CENTRE WITH ALL ITS AMENITIES. A MUST VIEW!



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Approach: Covered entrance porch with outside courtesy light and a patio step providing access via a UPVC front door with obscure glazing to both sides to the:

Entrance Hallway: Plastered ceiling with inset spotlights and smoke alarm, stairs to first floor landing and accommodation with under stairs storage area, a double radiator and wooden panelled wall points. Doors off to all ground floor accommodation, including a door to the:

Cloakroom: Double glazed window, a matching suite comprising of low-level WC with concealed cistern and vanity wash hand basin with mono cut taps over and fitted cupboard below. A wall-mounted Glowworm gas heating and hot water boiler, further wall mounted medicine cabinet with a mirrored front and additional storage below.

Sitting Room: Double glazed window to the front, smooth plastered ceiling with inset spotlights, a double radiator and power points.

Study/Bedroom Four: Dual aspect room with a double glazed window to the front and further double glazed bifold doors that give access out onto the Sun Terrace, a double radiator and power points.

Kitchen/Dining Room: Triple aspect room with a double glazed window to the side, a further double glazed window to the rear with adjacent double glazed bifold doors and further double glazed bifolding doors to the opposite side, both giving access out onto the raised Sun Terrace and Patio Area. Two double radiators, quartz work surface in part to 2 walls with a range of base and pan drawers below with further matching wall mounted units over, a central matching island with a fitted breakfast bar to one side and further matching cupboards and panels to the other with a central hob. A 1 1/2 bowl stainless steel sink inset to the quartz work surface with drainer and central mono taps with the instant hot water. A matching larder style unit incorporating an electric double oven. Another larder unit with ample shelving and storage, an integrity fitted fridge and freezer and power points. Matching dummy doors giving access from the kitchen to the:

Utility Room: Double glazed door giving access out onto the Rear Terrace and Garden. Work surface in part to one wall with base units below and further matching wall units above, a single bowl stainless steel sink in set to the work surface with mono taps over, further integrity fitted fridge and freezer with built-in storage space and power points. Further door to the:

Plant Room: Wall mounted electric meter and fuse board with adjacent wall mounted solar panel controls, also with access to the Integral Garage. Stairs from the Entrance Hallway giving access to the:

First Floor Landing: Ceiling with spotlights and loft hatch giving access to the roof space and storage area, two double glazed windows to the rear with adjacent double glazed windows also to the rear. A single door built-in storage cupboard, a double radiator, part panelled walls, a double radiator and power point. Doors off to all first floor accommodation, including door to the:

Principal Bedroom: Dual aspect with double glazed window to the front and further double glazed double opening doors leading out to the Juliet balcony overlooking the Rear Garden. Recessed storage area, a double radiator and power points. Door to the:

Dressing Room: Fitted with bespoke built-in wardrobes and storage incorporating two double hanging wardrobes, one large single hanging wardrobe and additional shelving for storage. Door to the:

Ensuite Shower Room: Obscure double glazed window to the front, a matching suite comprising of low-level WC with concealed cistern, a vanity wash hand basin with fitted double drawer pack below and mono taps over. A walk in shower cubicle with both wall mounted and handheld shower, ceramic tiled flooring, a wall mounted stainless steel ladder style radiator and a part tiled wall.

Bedroom Two: Dual aspect room with a double glazed window to the front and further double glazed windows to the side, a double radiator and a power point.
Bedroom Three: Two double glazed windows to the front, a double radiator and power points.

Family Bathroom: Obscure double glazed window to the front, a matching suite comprising of low-level WC with concealed cistern, a double vanity wash hand basin with monitor over and fitted double cupboard with and panel bath with central mono taps above, both wall and handheld shower, ceramic tiled flooring and a wall mounted ladder style radiator.

Outside: The front of the property is enclosed to one side by timber fencing, by brick walling to the opposite side and by a modular wing block to the front. There is pedestrian access by a patio path which leads to the front door and continues around to the:

Integral Garage: Accessed via a metal up and over, the garage has the benefit of both power and lighting with double glazed windows to the back and access into the plant room and utility room from the side. There is a further shingled driveway with additional off-road parking to one side and this leads to the Rear Garden. The property has a complete wraparound balcony which has been laid to patio.

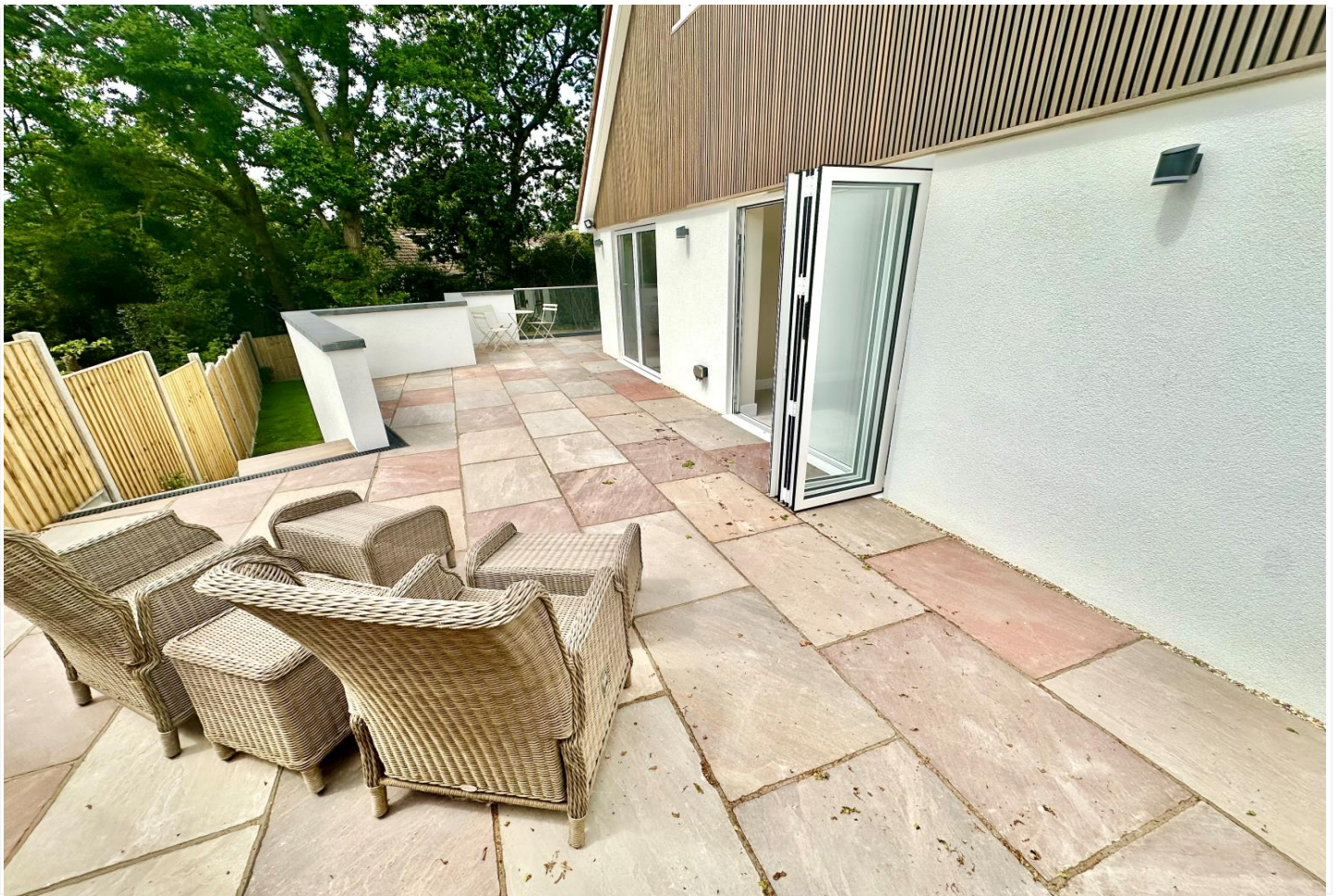
Rear Garden: This is enclosed to both sides and rear by timber fencing and has been laid mainly to lawn with steps from both sides up onto the Terrace. It has outside lighting and cold tap.

Council Tax: Band F

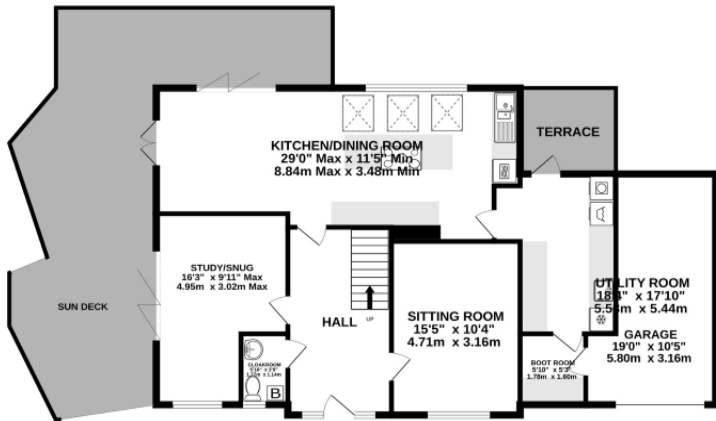
EPC Rating: C

Photovoltaic solar panning supplementing the electricity.

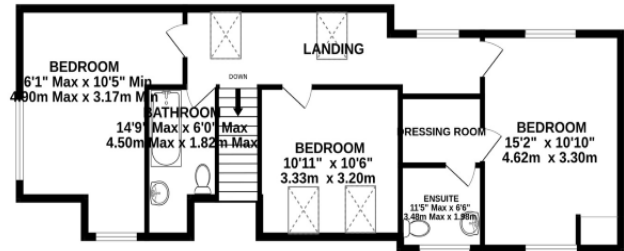




GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.9 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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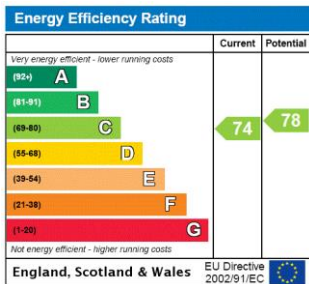
ALL ABOUT MILFORD ON SEA

Milford on Sea is a vibrant coastal village with a heart, all amenities surround the village green. It offers a wide array of restaurants, pubs, cafes, and shops. The local amenities include a village veg, butcher with special b-b-q selection, medical centre, other essentials shops and great smiles, dental surgery. Throughout the year, the village green hosts numerous events such as an Arts & Music Festival, Plant Sale, Dog Show, and Christmas & Carole Light Service on the first Friday of December. The Community Centre and the village's four churches also run active clubs year-round.

Magic Milford also has to offer the benefit of scenic walks, with breath taking views of the Isle of Wight, the Needles, Christchurch Bay and Hengistbury Head. For nature enthusiasts, one can enjoy forest walks through the Pleasure Grounds and Studland Common, both local nature reserves, backing onto the nearby Shorefield Holiday Park facilitating its own indoor and outdoor swimming pool, gym, bar and restaurant.

Just a short drive away is the New Forest National Park. This substantial Park offers unspoiled woodland, heathland, and river valleys, where multiple species of wildlife including Ponies and Cattle roam freely. The New Forest is ideal for walking, cycling, and horse riding in a car-free environment.

The Georgian town of Lymington is only 3 miles from Milford, in addition to the nearby town of New Milton which offers not only local shops, comprehensive and private schooling and supermarket, but a Rail Station providing fast services direct to London Waterloo. Bournemouth town and the City of Southampton, 18 Miles from Milford on Sea, both obtain airports offering convenient access for domestic and international flights.



Property Ref: MOS220031

Water Supplier: Southern Water

Heating: Glowworm gas heating.

Broadband: For supplier and speed we refer to Ofcom.

Coastal Erosion Management in your Area- Gov.uk

Photovoltaic solar panning supplementing the electricity.

Shown were correct at the time of printing.



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