



## GEORGE ROAD, £1,495,000, FREEHOLD, COUNCIL TAX BAND-F, EPC-D

AN EXCELLENT EXAMPLE OF THE MUCH SOUGHT AFTER RAVENSCROFT HOUSES IN MILFORD ON SEA. SET IN ONE OF THE MOST SOUGHT AFTER ROADS IN THE VILLAGE, WALKING DISTANCE TO THE VILLAGE AND THE SEAFRONT. WILLIAM RAVENSCROFT, A FAMOUS LOCAL ARCHITECT, DESIGNED THIS CHARACTER FAMILY HOUSE OFFERING SPACIOUS BUT FLEXIBLE ACCOMMODATION, WITH AN EXTENSION AND REMODELLED DINING ROOM AND KITCHEN. IT BENEFITS FROM A SPACIOUS PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE, PLUS FOUR FURTHER BEDROOMS, FOUR RECEPTION ROOMS AND A SINGLE GARAGE WITH PLENTY OF PARKING. IT HAS GAS CENTRAL HEATING THROUGHOUT, ALONG WITH RECENTLY FITTED INSET SOLAR PANELS ON THE ROOF.

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### Reception Hall

Good size with excellent flow leading to all reception rooms. Double door coat cupboard with storage, under stairs cupboard, cathedral style feature window.

### Cloakroom

Obscure double-glazed window, WC, floor stand wash hand basin, tiled splash back, ceiling light and radiator.

### Dining Room

Super-sized, dual aspect room with large bay window to front and further window to west side, with independently switched ceiling and wall lighting, electrical sockets and radiator.

### Sitting Room

South and east aspect with window overlooking the East side of garden, period brick fireplace, built in double fronted cabinet, two radiators, electrical sockets and ceiling lighting. Door to south-facing garden with windows to both sides of bay.

### Snug

A double aspect room with a window looking out to the easterly garden and further window looking out to the front, radiator, ceiling light, electrical and TV sockets. Built-in triple shelved bookcase with additional double door cupboards.

### Study

Windows looking to the front of the property, radiator, electrical sockets and ceiling light.

### Kitchen/ Breakfast Room

This newly fitted south-facing kitchen comprises a single drainer, Quooker mixer tap and sink unit set into the work surface. Siemens integrated dishwasher, comprehensive range of base cupboard and drawer units and matching eye level cupboard units. Larder style cupboards with eye-level integrated double Siemens oven. Gas hob with Siemens extractor over. Integrated full-length individual Siemens upright fridge and upright freezer to larder style cupboards. Centre island, with seating and additional storage. Additional area for breakfast table and or chairs. Serving hatch to drawing room. UPVC double-glazed French doors leading out to the patio and main gardens. From the kitchen a stable door leads to:

### Utility Room

Eye level matching fitted cupboards, space and plumbing for washing machine, tumble dryer. Larder cupboard housing the Worcester gas fired central heating boiler, recessed ceiling spotlights. With large work surface areas, UPVC double-glazed window, slide doors to large storage area and UPVC half double-glazed back door leading to small covered carport.

### From the reception hall:

The stairwell from the reception hall leads to the first floor landing, a trap door with ladder giving access to the roof space, linen cupboard housing the new hot water tank.

### Principal Bedroom

A double aspect, south-facing bedroom with double aspect double-glazed windows overlooking the rear garden and a further double-glazed window looking towards the front garden.

### En Suite

Bath with overhead shower with tiled walls, a WC, wash hand basin, storage cupboard, ceiling light, extractor and partially obscure double-glazed window. Radiator and additional ladder style electric towel rail.

### Dressing Room

Double-glazed window overlooking the southerly aspect rear garden, with double fitted wardrobes and space for chests of drawers. Electrical sockets, ceiling light and radiator.

### Bedroom Two

Double aspect windows, looking to the front and the east garden. Ceiling light, electrical sockets, radiator, built in single wardrobe and fitted basin.

### Bedroom Three

Double aspect windows, looking to the rear southerly gardens and towards the east garden. Ceiling light, electrical sockets, radiator, built in wardrobe.

### Bedroom Four

Double aspect windows, looking to the front and westerly aspect, radiator, ceiling light, electrical sockets, fitted basin and single fitted wardrobe.

### Bathroom

Comprising a 'P' bath with mixer on off switch midway, overhead shower attachment, WC, fitted vanity wash hand basin with cupboard, mirror, shaving point and light over, floor to ceiling tiled walls, ceiling light, extractor, ladder style heated towel rail and partially obscured double-glazed window.

### Bedroom Five

Window looking to the south over mature rear gardens, ceiling light, electrical sockets and radiator. Presently, being used as an additional study.

### Garage

Up and over door, light and power connected, window and pedestrian door to the south-facing garden, ladder to the ceiling with further storage space.

### Outside

Well maintained secluded mature gardens, situated to the south of this property. Summer House, with concrete base, timber frame and double-glazed windows with doors overlooking and leading on to the lawn garden with light and power connected. The southerly aspect rear garden is mainly laid to lawn with mature earth dug borders and patio for outdoor dining. Outside cold and warm water taps.

At the easterly side of the garden, there is a side pedestrian gate giving access to the front parking area and there is also a wooden garden shed in situ. The front garden has a shingle driveway approach from George Road leading to the front entrance and a single garage with plenty of parking. The remainder with mature specimen trees, fenced boundaries and outside lighting.



# George Road, Milford On Sea, Lymington, SO41

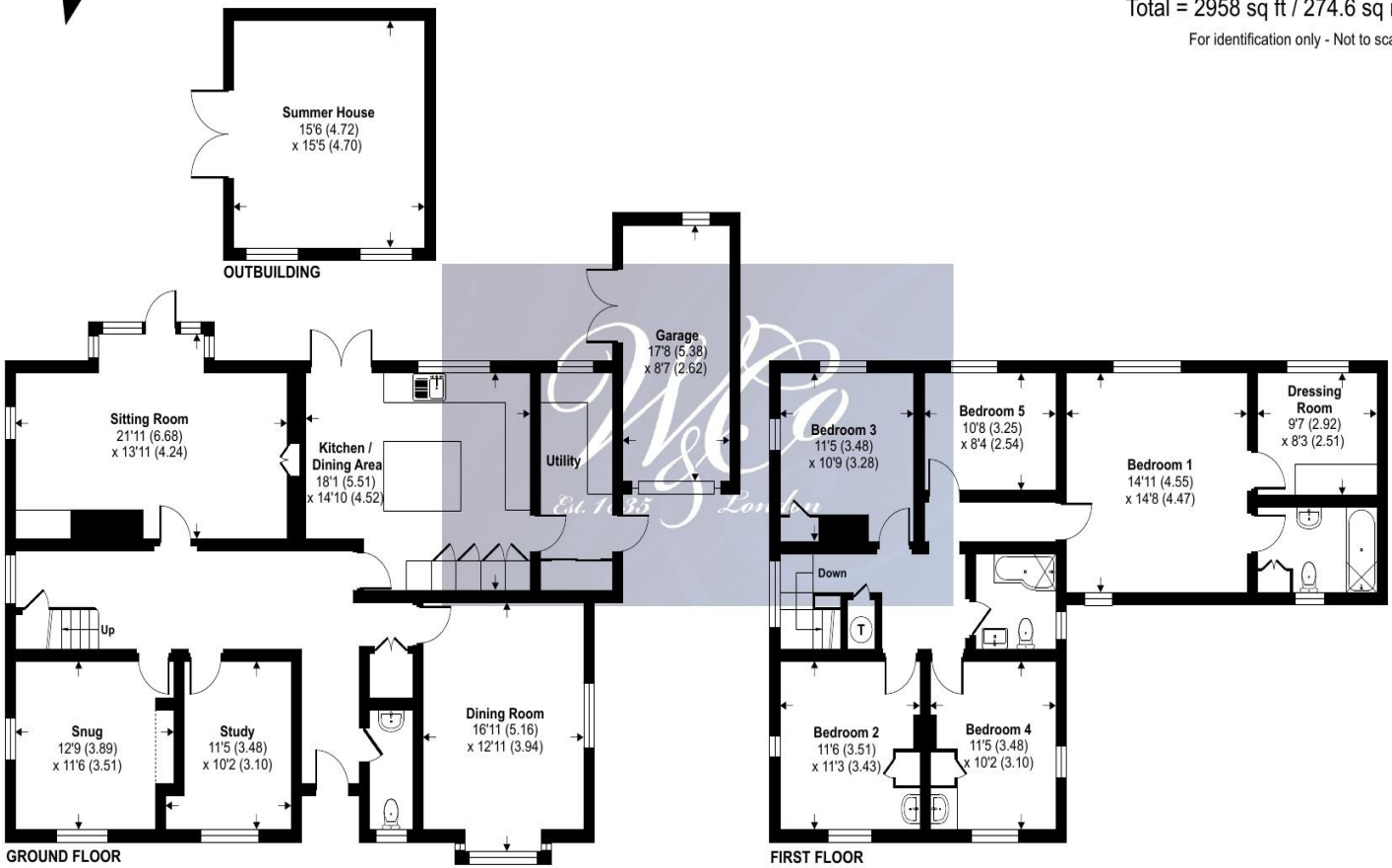
Approximate Area = 2566 sq ft / 238.3 sq m

Garage = 152 sq ft / 14.1 sq m

Outbuilding = 240 sq ft / 22.2 sq m

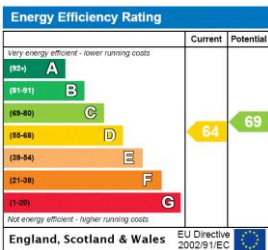
Total = 2958 sq ft / 274.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for ESH Estates Ltd (Winkworth). REF: 1176282

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS240051

Water Supplier: Southern Water

Heating: Worcester Gas Heating

Broadband: For Supplier & Speed we refer to Offcom.

Coastal Erosion Management in your Area-Gov.uk

*Shown were correct at the time of printing.*

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