



KITWALLS LANE, GUIDE PRICE £1,895,000 FREEHOLD

This stunning, brand-new five-bedroom residence is situated on one of Milford on Sea's most desirable and secluded lane, offering both privacy and prestige and pedestrian access to the village. Extending, the property seamlessly combines spacious living with contemporary design to an impressive standard. Solar Panels, detached garage provides ample parking, storage, Electric Car Charging Point, while a versatile garden room/home office/gym, caters to modern lifestyle needs. Complementing the home is a beautifully landscaped, south-facing garden, perfect for relaxation or entertaining. This exceptional property represents a rare new build opportunity to enjoy luxury living in a sought-after coastal village.

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Approach: Covered entrance porch with timber frame, part wooden and part double glazed door with matching side screens, providing access into the:

Entrance Hallway: Porcelain tiled flooring with underfloor heating, ceiling spotlights, power points, thermostat, under-stairs built in storage cupboard, wooden dog leg staircase providing access to first floor landing and accommodation. Doors leading to all first floor accommodation including a door to:

Cloakroom: Matching suite comprising of a low level WC, Laufen wash hand basin with storage drawer below, soft ring light mirror feature and porcelain tiled flooring with underfloor heating and part tiled walls.

Study: Double glazed sash style window, spotlights with a dimmer switch, carpet flooring and power points. A built-in cupboard housing the fuse board, electric meters and thermostat.

Sitting Room: Double glazed sash style window to the side, carpet flooring, wood burning stove, wooden mantelpiece, spotlights with a triple dimmer switch, television aerial points and power points.

Open-Plan Kitchen & Family Room: Part wooden and double glazed double opening doors leading into the open plan kitchen/family room, double glazed sash style window to the side, bi-folding doors leading out to the south facing rear garden. A Stoneham kitchen comprising of a range of base and drawer units with quartz work surface with further matching wall mounted units over, double Caple sink with a mixer tap over, central island unit with incorporated wine chiller, two separate Miele ovens, four-ring Miele induction hob with extractor fan below, and an integrated dishwasher, three overhanging pendant lights, porcelain tiled flooring with underfloor heating, ceiling spotlights, power points and television aerial points.

Utility Room: Narnia style utility, range of base and drawer units, eye level Miele washer and dryer, an additional sink with mono taps over, extra storages cupboard space, power points. A rear side door and double windows providing access to the side of the property.

First-Floor Landing: Doors off to all first floor landing accommodation, built in airing cupboard housing pipework and the timer switch and controls, drop-down light feature, and illuminated stairs.

Principal Bedroom: Double glazed sash style window, walk-in wardrobe with built-in storage with green velvet-lined drawers, and a gabled ceiling, ceiling spotlights and power points.

En-Suite Bathroom: A frosted double glazed glass window, matching suite comprising of a low level WC, floating his-and-hers hand basin, a walk-in rainfall shower with glass screen, bath with shower attachment, a built-in mirrored storage unit, and a heated ladder style radiator.

Bedroom Two: Double glazed sash style window to the rear, featuring a walk-in wardrobe with built-in lighting, a dimmer switch and power points.

En-Suite Bathroom: Double glazed frosted glass window to the side, matching suite comprising of a low level WC, floating wash hand basin, a walk-in glass-screen rainfall shower with a handheld shower attachment, underfloor heating, and a chrome-finished heated ladder style radiator.

Bedroom Three: Double glazed sash style window to the front, featuring a walk-in wardrobe with built-in lighting, a dimmer switch and power points.

En-Suite Bathroom: Double glazed frosted glass window to the side, matching suite comprising of a low level WC, floating wash hand basin, a walk-in glass-screen rainfall shower with a handheld shower attachment, underfloor heating, and a chrome-finished heated ladder style radiator.

Bedroom Four: A double glazed sash style window, power points and ceiling spotlights.

Bedroom Five: A double glazed sash style window, ceiling spotlights, and dimmer switches, power points.

Family Bathroom: Double glazed frosted glass window, suite comprising of a low level WC, bath with a separate shower cubicle, built-in vanity wash hand basin unit and a ladder style radiator.



Additional Features:

- Solar Panels— Installed on the roof,
- Air Source Heat Pump
- Not situated in a Conversation Area
- South Facing Garden
- Five Point CCTV
- 4000 Square Feet
- Broadband - speeds up to 80Mbps
- First Grade Security System



Detached Double Garage: Equipped with a plug-in charging station, roller shutter electric garage doors, internal lighting, and overhead rafters for storage. The garage is finished with a slate-tiled roof.

Rear Garden: This south-facing rear garden offers a large paved terrace, seamlessly accessed via the kitchen's bi-fold doors, the garden is laid mainly to lawn, enclosed by close-board fencing for privacy, including a filtration plant. A fully insulated garden room sits within the grounds, offering a versatile space suitable for a home office or gym, it is complete with a separate shower room.

Outside: At the front the property is accessed by an ample shingled driveway offering plenty of off-road parking.



Property Ref: MOS240074

Tenure: Freehold

Water Supplier: TBC

Heating: Underfloor Heating of Solar Energy

Broadband: For supplier and speed we refer to Offcom.

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