



FREEHOLD, THE BUCKLERS, OIR: £925,000 COUNCIL TAX BAND-F EPC-C

A SPACIOUS MODERN DETACHED SINGLE STOREY RESIDENCE IN AN OUTSTANDING, QUIET LOCATION ON THE EDGE OF THE VILLAGE OF MILFORD ON SEA. THIS PROPERTY SITS IN ITS PLOT ALLOWING FOR BREATHING SPACE, IT HAS A SOCIAL OPEN PLAN LIVING ARRANGEMENT LEADING OUT THROUGH BI-FOLD DOORS TO THE SUN ROOM. THE PRINCIPLE BEDROOM ENSUITE WITH BI-FOLD DOORS GIVING ACCESS TO THE REAR GARDEN.



Winkworth

for every step...



- Approach:**
Covered entrance porch with outside courtesy light, block paved path and obscure double glazed front door with matching side screens to both sides giving access to the:
- Entrance Hallway:**
Solid wooden flooring, double radiator, double door built-in storage cupboard with wall mounted electric fuse board, large loft hatch with pulldown ladder, giving access to the roof space and additional storage area.
- Shower Room:**
Obscure double glazed window to the front, matching suite comprising of low-level WC and vanity wash hand basin with mono taps over a fitted double cupboard below and walk in shower cubicle with wall mounted handheld shower, ceramic flooring, wall mounted ladder style radiator and tiling to all visible wall space.
- Lounge/Dining Room:**
Quadruple aspect room with double glazed windows to both sides, further double glazed window to the front and double glazed bi-fold doors at the rear giving access into the rear sun and gardens beyond, solid wooden flooring, two double radiators, television aerial and power points with further access to the:
- Kitchen/Breakfast Room:**
Dual aspect room with double glazed window to the front and further double glazed window to the rear, roll edged work surface in part to 4 walls with a range of base and drawer units below with further matching wall mounted units over 1 1/2 bowl stainless steel sink and drainer unit in set to the work surface, matching ladder style unit incorporating an integral fitted Dietrich microwave with fitted AEG electric oven below, further integrally fitted fridge and freezer with adjacent integrally fitted washing machine and tumble dryer, integrally fitted dishwasher, solid wooden flooring, double radiator and part tiled walls.
- Sun Lounge:**
Brick and double glazed construction set under a pitched triple clear glazed roof with double glazed windows to both sides and rear, further double glazed door at the side which gives access out onto the block paved path and driveway and further double glazed double opening French style doors at the rear leading out onto the rear garden, wall mounted radiators and power point.
- Principal Bedroom:**
Smooth plastered ceiling with inset spotlights, double glazed sliding bi-folding doors, giving access out onto the rear garden, double door built-in wardrobe with both hanging rail and separate storage space, double radiator, solid wooden flooring, door off to the:
- Ensuite Bathroom:**
Obscure double glazed window to the rear, matching suite comprising of low-level WC, vanity wash hand basin with mono taps over, fitted double cupboard below and panelled bath with mono taps and shower attachment, ceramic tiled flooring, wall mounted ladder style radiator and tiling to all visible wall space.
- Bedroom Two:**
Double glazed window to the front, full range of fitted wardrobes including four double door built-in wardrobes, and three single door built-in wardrobes all with hanging rail and storage space/shelving, double radiator and solid wooden flooring.
- Bedroom Three:**
Double glazed window to the rear, double radiator, solid wooden flooring, telephone points and power point.
- Outside:**
The front is accessed via a double block paved driveway which provides off-road parking and turning for a number of cars and it's directly to the detached double garage. The remainder of the front has been laid mainly to shingle and dispersed with mature shrubs. It is enclosed to the right hand side by mature hedging to the left by timber fencing, there is outside security lighting.
- Rear Garden:**
The rear garden is enclosed to both sides and rear by timber fencing and has been laid mainly to lawn whilst surrounded by earth dug borders containing an array of mature shrubs and bushes. There is a shaped patio across the back of the property which leads to a matching path which gives access at the side to a built-in timber storage cupboard. Again there is outside lighting and a cold water tap.
- Detached Double Garage:**
Accessed via an electric metal up and over door, the garage has the benefit of both power and lighting. It has an obscure double glazed courtesy door at the side which gives access to the rear garden and further double glazed window.



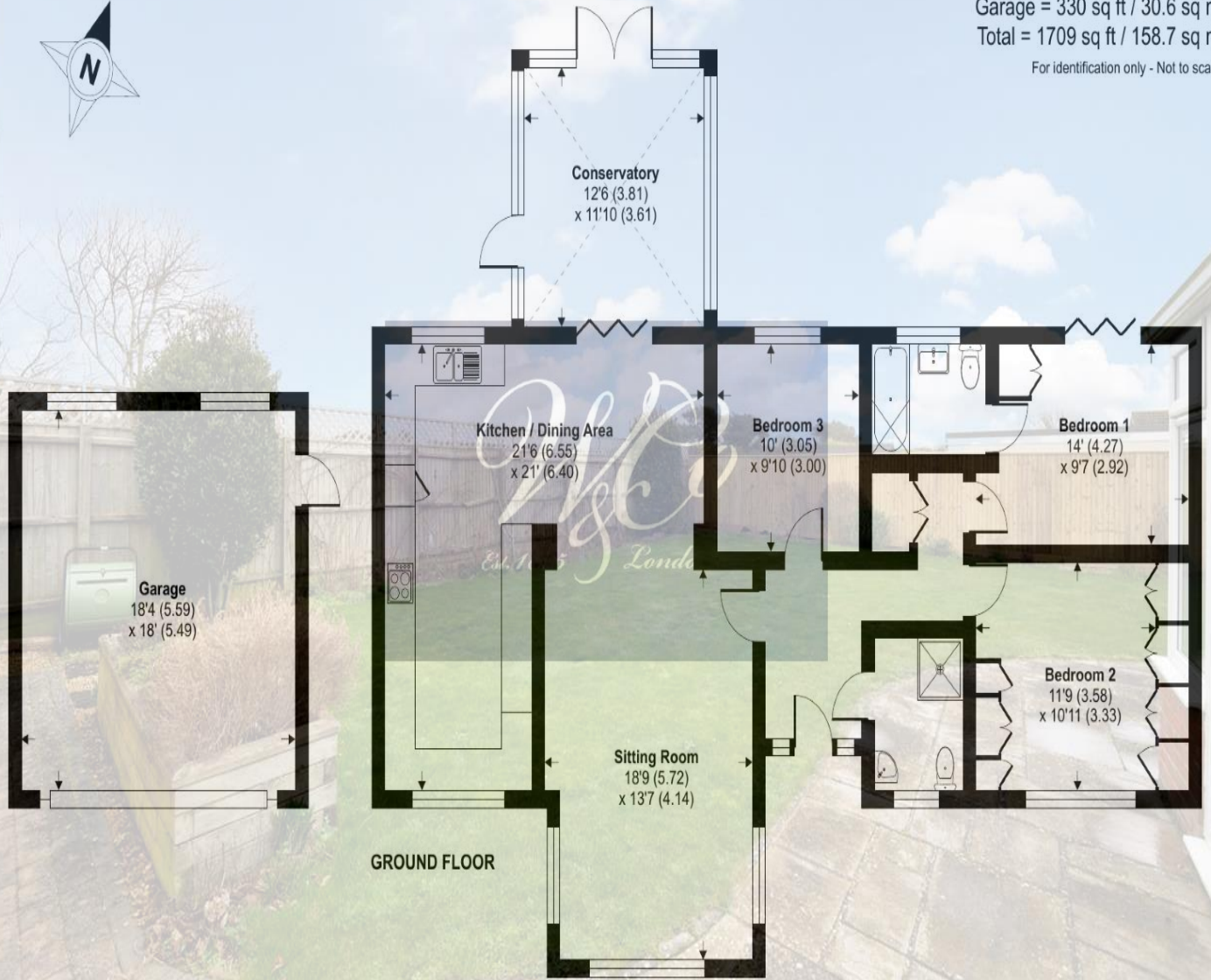
The Bucklers, Milford On Sea, Lymington, SO41

Approximate Area = 1379 sq ft / 128.1 sq m

Garage = 330 sq ft / 30.6 sq m

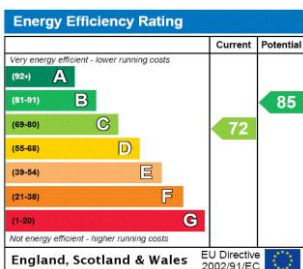
Total = 1709 sq ft / 158.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for ESH Estates Ltd (Winkworth). REF: 1062736

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.



Electricity Supplier: British Gas

Water Supply: Bournemouth water

Heating: Worcester Boiler

Broadband: BT

Coastal Erosion Management in your area- Gov.uk

Milford on Sea | 01590 642641 |



for every step...

winkworth.co.uk

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.