



## KITWALLS LANE, OIRO, £1,550,000 FREEHOLD

A unique opportunity to acquire, a four-bedroom detached property is set in a secluded and sought-after position on a substantial plot. Notable features include a characterful cathedral window aspect letting in natural light, a welcoming entrance hallway leading into the free flowing downstairs accommodation. Nestled on a prestigious lane, within walking distance of the village centre and its full range of amenities.

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#### Approach:

Covered entrance porch with outside courtesy light and twin obscure part wooden and double glazed front door with matching picture glazed side screens to both sides providing access to the:

#### Large Entrance Hallway:

Natural stripped wooden flooring, dog leg staircase providing access to the first floor landing and accommodation and double radiator. Doors off to all ground floor accommodation including door to the:

#### Sitting Room:

Triple aspect room with double glazed window to the side, double opening French style doors to the front with double glazed windows to either side and further double opening French style doors giving access out onto the rear garden and patio area. A marble fireplace with stone hearth and raw iron back incorporating a real flamed gas fire, two double radiators, four wall light points, with further part wooden and multi glazed door leading to the:

#### Dining Room:

Part wooden and multi glazed double doors giving access out onto the sun lounge, natural stripped wooden flooring, double returning doors to the entrance hallway for wall light points with further plastered access to the:

#### Kitchen Breakfast Room:

Double glazed window to the rear, granite work surface in part to three walls with a range of base and drawer units below with further matching wall mounted units over, stainless steel basin with mono taps above, inset Ceran hob inset to the work surface with cottage style extractor fan and light above and matching larder style unit

incorporating an electric multi-functional oven and microwave, parts tiled walls, double radiator. Returning door to the hallway with further door to the:

#### Utility Room

Double glazed window to the rear with adjacent part wooden and double glazed door giving access out onto the rear garden and patio area, roll edged work surface in part to three walls with a range of shaker style base and drawer units below with further matching wall mounted units over, one and a half bowl sink and drainer unit in set to work surface with mono taps above. Space and plumbing below for washing machine, wall mounted Worcester gas heating and hot water boiler, double radiator and ceramic tiled flooring. Door to the integral double garage with further door to the:

#### Cloakroom:

Dual aspect room with double glazed window to the rear and further obscure wooden window to the side, matching suite comprising of low-level WC and pedestal wash hand basin, tiled splashback with ceramic tiled flooring and single radiator.

#### Rear Sun Lounge:

Of part brick and double glazed construction, set under a clear double glazed roof with inset double glazed windows, further double glazed doors giving access to both sides and the rear of the property all leading out onto the patio area, two double radiators, television aerial points, two wall light points and power points.

#### Study:

Double glazed window to the front, double radiator, telephone point and power points.

#### Cloakroom:

Picture glazed window to the front, matching suite comprising of low-level WC and glass circular wash hand basin with fitted storage cupboard below and mono taps over, single radiator and natural wooden flooring.

Stairs from the entrance hallway provides access to the:

#### First Floor Landing:

Double glazed atrium window at the front providing a delightful sitting area, two single door built-in cupboards, one housing the mega flow hot water boiler along with the timer switch and controls and the other with ample storage, single radiator and further access to the eaves storage. Doors off to all first floor accommodation including door to:

#### Bedroom One:

Double Glazed window to the front, single radiator, power point and door to the:

#### Ensuite Bathroom:

Double glazed window to the rear, matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with mono taps over and storage below, wooden panelled bath with mono taps and shower attachment, double radiator and part tiled walls.

#### Bedroom Two:

Dual aspect with double glazed windows to both the front and rear, single radiator and power points. Door to the:

#### Ensuite Bathroom:

Two obscure double glazed windows to the side, matching suite comprising of low-level WC with concealed cistern, vanity wash and basin with fitted cupboard and storage below and wooden panelled bath with mono taps and shower

attachment over, wall mounted ladder style radiator and part tiled walls.

**Bedroom Three:**

Double glazed window to the rear, single radiator and power points.

**Bedroom Four:**

Double glazed window to the rear, single radiator and power points.

**Family Bath/Shower Room:**

Double glazed window to the rear matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin, panelled bath with mono taps over, walk-in double shower cubicle with wall mounted handheld shower, double handheld shower, double radiator and power points.

**Outside:**

The front garden is enclosed to both sides and front by timber fencing and mature hedging and trees. There is a large block paved driveway providing off-road parking for a number of cars, with a matching path leading to the front of the property. The remainder of the front has been laid to lawn whilst surrounded by earth dug borders containing an array of mature shrubs, trees and bushes.

**Integral Double Garage:**

Accessed via wooden bi-folding doors with an obscure single glazed window to the side, the garage has the benefit of both power

and lighting with work benches and wall mounted storage cupboards along with electrical fuse boards and metres. There is a further returning door to the utility room.

**Rear Garden**

The rear garden is a particular feature of the property and is enclosed to both sides and rear in part by timber fencing and mature hedging. There is a large patio area which stretches across the back of the property with a raised pond and running water flow. The remainder has been laid mainly to lawn surrounded by earth dug borders containing array of mature shrubs and bushes.



# Kitwalls Lane, Milford On Sea, Lymington, SO41

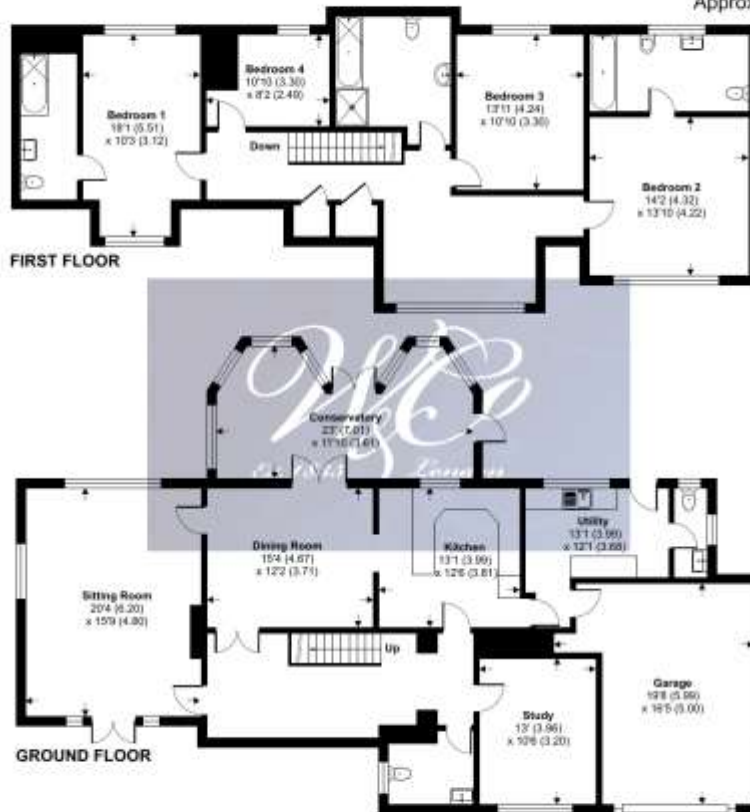


Approximate Area = 2756 sq ft / 256 sq m

Garage = 286 sq ft / 26.5 sq m

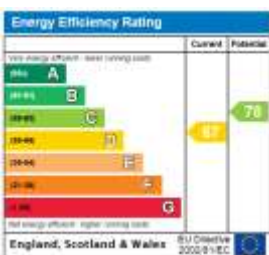
Total = 3042 sq ft / 282.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © redrecom 2025. Produced for ESH Estates Ltd (Winkworth). REF: 1203534

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: MOS240069

Tenure: Freehold

Council Tax Band: G

Energy Performance Certificate: D

Water Supplier: TBC

Heating: TBC

Broadband: for supplier and speed we refer to Ofcom.

All figures that are shown were correct at the time of printing.



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