



KIVERNELL PLACE, GUIDE PRICE £900,000, FREEHOLD, COUNCIL TAX BAND – F EPC-C

METICULOUSLY PRESENTED FOUR-BEDROOM DETACHED HOME IN AN EXCLUSIVE SETTING NESTLED IN A PRIVATE ENCLAVE OFF A PRIVATE LANE. PICTURESQUE VIEWS OVER THE NATURE RESERVE AND BOASTS TWO WELL-MAINTAINED GARDENS, IDEAL FOR FOLLOWING THE SUN, ENTERTAINING OR RELAXING. LOCATED MINUTES FROM THE SEAFRONT AND CLOSE TO THE VILLAGE CENTRE.

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Approach: Covered entrance porch with outside courtesy light and obscure UPVC front door providing access to the:

Entrance Hallway: Dog leg stairs to first floor landing and accommodation, a double ladder style radiator and laminate flooring.

Cloakroom: Obscure double glazed window to the front, matching suite comprising of low-level WC and vanity wash hand basin with mono taps over and a tiled splashback. Part wooden and clear glazed double doors from the hallway providing access to the:

Sitting Room: Dual aspect room with double glazed bay window to the front and further double glazed double opening French style doors at the rear- giving access out onto the rear garden and raised patio area, two double radiators, two wall light points, television aerial points, a wooden fire surround with marble effect backdrop and hearth incorporating a real flame gas fire, laminate flooring. Further door to the:

Hobby/Storage Room: Obscure double glazed double opening doors to the front, storage units with inset double area incorporating space for American style fridge-freezer, a wall mounted ladder style radiator and laminate flooring. Door to the:

Office: Dual aspect with two double glazed windows to the rear, a further obscure double glazed door to the side and a double radiator.

L- Shaped Kitchen/Breakfast/Dining Room: Dual aspect room with double glazed window to the side, further double glazed double opening French style doors giving access to the side and rear garden with further double glazed windows to the rear.

Dining Area: Two double radiators, laminate flooring, central ceiling lights points, power points and two double glazed windows to the rear.

Breakfast Area: Dual aspect room with laminated flooring, double glazed double opening French style doors giving access to the side garden and patio area.

Kitchen: Double glazed window to the side, quartz work surface in part to three walls with a range of shaker style base and drawer units below, further matching wall mounted units over, one and a half bowl stainless steel sink unit with mono taps above. An integrated fitted dishwasher with adjacent integrated fitted wine fridge space, four ring range style electric and induction hob with fitted stoves and extractor fan and light above, a wall mounted unit with fitted microwave, an integrity fitted fridge and freezer with two further butchers block work surfaces again with matching units below, a single radiator and laminated flooring.

Utility Room: Dual aspect room with double glazed windows to the side and front with further Georgian style double glazed door which gives access out onto the front side and rear gardens, quartz work surface in part to one wall with stainless steel sink and mono taps over, fitted units above and below, space and plumbing for washing machine and tumble dryer, a single radiator, matching dummy cupboard housing the Worcester gas heating and hot water boiler and laminated flooring. Dog leg stairs from the entrance hallway providing access to the:

First Floor Landing: Smooth plastered ceiling with inset loft hatch giving access to the roof space and storage area, a double glazed window to the front, a double door built-in airing cupboard housing the factory hot water cylinder with slatted shelving above. Doors off to all the first floor accommodation, including door to the:

Principal Bedroom: Double glazed bow window to the front, double radiator, fitted double wardrobe and power points. Door to:

Ensuite Shower Room: Obscure double glazed window to the rear, matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with both double and single cupboards below, walk-in shower cubicle with both hand and wall mounted shower, tiled flooring, wall mounted ladder style radiator and further tiling to all visible wall space.

Bedroom Two: Double glazed window to the rear, double door built-in wardrobe with hanging rail and separate storage space and a double radiator. Door to:

Ensuite Shower Room: Matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with mono taps over, fitted double cupboard below with fitted mirrored light above, walk-in shower cubicle with both handheld and wall mounted showerhead, ceramic tile flooring, wall mounted ladder style radiator and tiling to all visible wall space.

Bedroom Three: Double glazed window to the side, double radiator, single door built-in wardrobe with hanging rail, separate storage space and power points.

Bedroom Four: Double glazed window to the rear, double radiator and power points.

Family Bathroom: Obscure double glazed window to the side, matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with both double and single cupboards below, panelled bath with central mono taps over, wall mounted fitted and handheld shower, a wall mounted ladder style radiator, lighted mirror above the sink, ceramic tile flooring and tiling to all visible wall space.



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#### Outside:

The front of the property is enclosed to one side by a curved brick built wall and a pedestrian gate at the opposite side. There is a large double block driveway which provides off-road parking for a number of cars and this continues via a pedestrian path to the front of the property.

#### Rear Garden:

The rear garden is enclosed in part to brick built walling and timber fencing. There is a raised patio area direct to the back of the sitting room with a further pattern and shaped patio area with a dwarf brick built wall leading to an earth dug rockery with further steps up to a seated patio area. The rear garden faces to south and east via a further pathway to the:

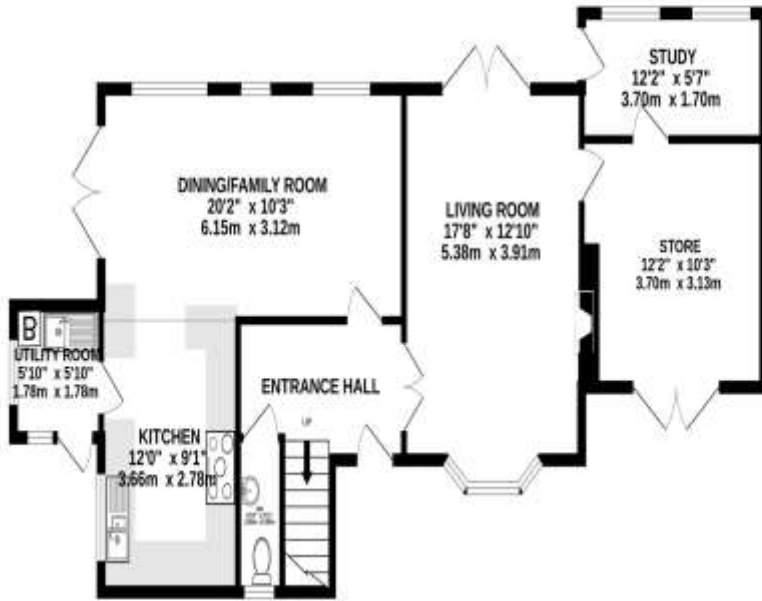
#### Side Garden:

This is a particular feature of the property and is enclosed to both sides and rear by timber fencing. There is a large patio area directly at the back with a further AstroTurf lawn area which is surrounded to both sides by earth dug borders containing an array of mature shrubs, trees and bushes. There is a raised decking area at the back with matching dug vegetable beds, with outside security lighting and cold water tap included.



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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 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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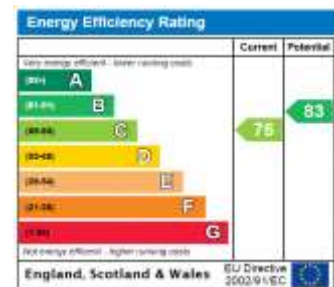
Property Reference: MOS250002

Water Supplier: TBC

Heating: Worcester Gas Central Heating

For Supplier & Speed we refer to Offcom.

Coastal Erosion Management in your Area- Gov.uk



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