



**CHURCH HILL, OFFERS IEO: £895,000, FREEHOLD, EPC-EXEMPT GRADE II LISTED COUNCIL TAX BAND-D**

**THIS ORIGINAL MANOR HOUSE DATING BACK TO THE 1500S HOLDS THE CENTRAL POSITION OF THIS GRADE II LISTED FREEHOLD HOME. THIS PROPERTY OFFERS A MAGNIFICENT GALLERIED ENTRANCE WITH CHANDELIER AND STAINED GLASS WINDOWS CAPTURING PANORAMIC VIEWS OF THE SOLENT AND THE BACKDROP FOR THE ISLE OF WIGHT AND THE NEEDLES. IT HAS THREE GENEROUS SIZED DOUBLE BEDROOMS, THE PRINCIPAL BEING ENSUITE. THIS PROPERTY IS SPACIOUS, BRIGHT, LIGHT AND VERSATILE POSITIONED IN THE HEART OF VILLAGE ADJACENT TO THE ALL SAINTS CHURCH THAT DATES BACK TO THE THIRTEENTH CENTURY. THIS HOME HAS BEEN ENLARGED OVER THE CENTURIES BEFORE BEING SUBDIVIDED IN THE 1970S TO ITS CURRENT FORMAT.**



**Winkworth**

for every step...

Milford on Sea | 01590 642641 |

[winkworth.co.uk](http://winkworth.co.uk)

**Approach:**

A period wrought iron gate provides access to a covered entrance porch. Whilst being covered by a pitched and interlocking tiled roof whilst giving direct access to the solid wooden and picture glazed front door with matching side screens.

**Grand Entrance Hallway:**

Stairs to the first floor landing and accommodation, wooden panelled railing, concrete tiled flooring. Superb glass chandelier.

**Office/Study:**

Single glazed window to the front, single radiator, telephone point and power point. Overlooking the private court yard.

**Cloakroom:**

matching suite comprising of low-level WC and wall mounted wash hand basin. Part tiled walls and single radiator.

**Utility Cupboard:**

With both space and plumbing for washing machine and tumble dryer, wall mounted electric fuse board and meter.

**Sitting Room:**

This beautiful light and bright room has wooden block flooring two windows to the rear with fitted window seats looking south with glimpses of the Solent and Isle of Wight. Marble fire surround with wooden mantle, giving access to the open fireplace.

**Dining Room:**

Two part wooden and multi glazed sash windows to the rear, both with fitted window, seats looking south with glimpses of the Solent and Isle of Wight. Fitted bookshelf with double cupboard below and display shelving to the side. Further recessed bar area with glass shelving.

**Kitchen/Breakfast Room:**

Roll edged work surface in part to two walls with a range of shaker style base and drawer units below, one and a half bowl sink and drainer inset to the work surface, further five ring gas hob with fitted extractor fan and light above. Further fitted electric oven below space with plumbing for dishwasher and further space for upright fridge freezer and double door built-in deep Larder cupboard.

**First Floor Landing:**

Plastered ceiling with two ceiling chandeliers, double built-in cupboard, doors off to all first floor accommodation including door to the:

**Principal Bedroom Suite:**

Two double glazed windows, both with fitted window seats, looking out over the gardens and distant views of the Isle of Wight and the Solent. Full range of fitted cupboards and wardrobes.

**Ensuite Bathroom:**

Matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with mono taps over, wooden panelled bath with mono taps and shower attachment.

**Bedroom Two:**

Superb distant views looking out over the gardens and towards the Isle of Wight and the Solent double radiator, triple sliding door built-in wardrobe.

**Bedroom Three:**

Four double door built-in cupboards and power point. Valliant boiler for gas central heating.

**Family Shower Room:**

Matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with mono taps over, fitted cupboards and drawers below, shower cubicle with wall mounted electric shower.

**Outside:**

The court yard garden is enclosed to both sides by brick built walling. It has a patio area to both sides of the enclosed entrance walkway

**Communal Gardens:**

These gardens have been laid mainly to lawn with a paved path which leads to a central circular area with earth dug borders, containing mature shrubs and plants, the paved path then leads further to the walkway for Milford Court.





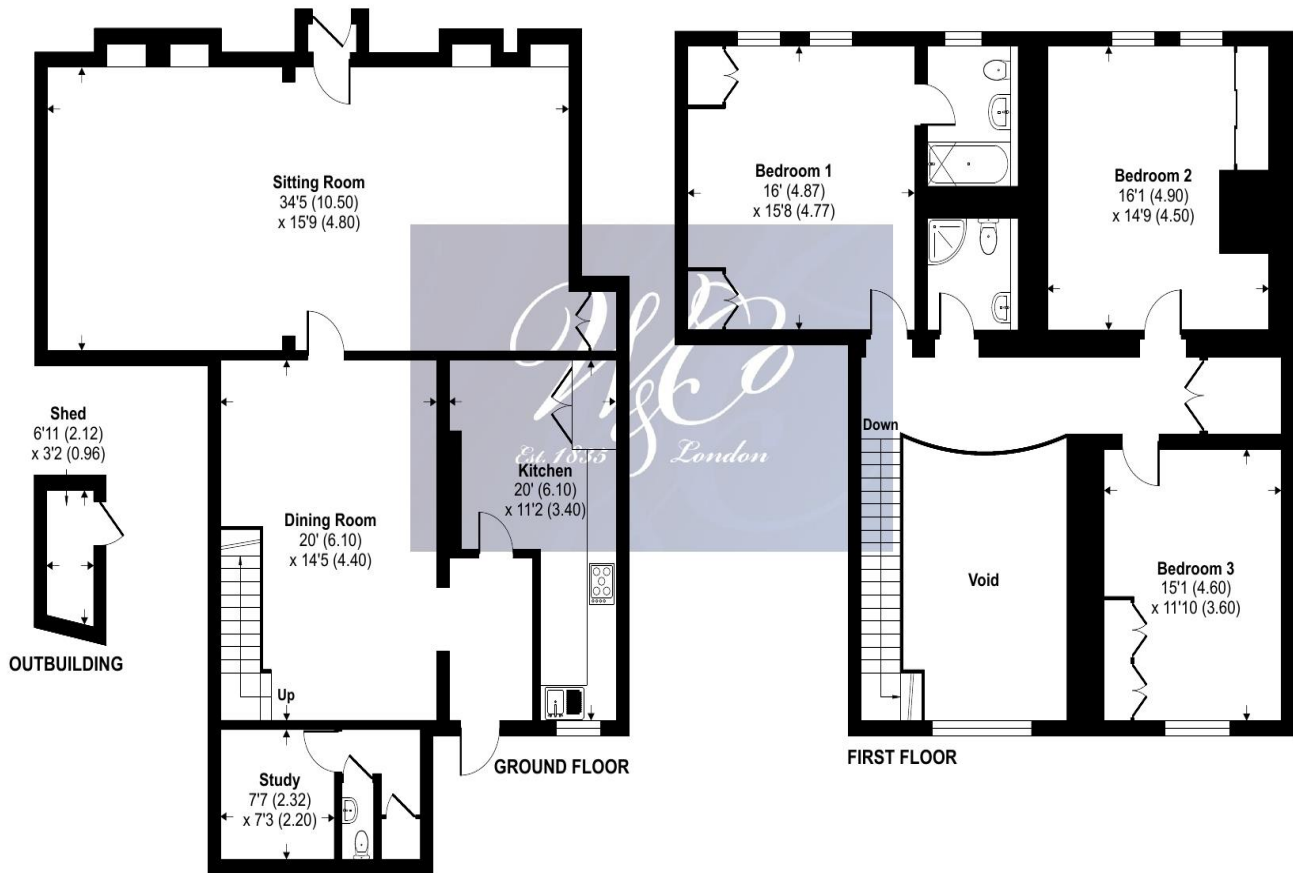
# Milford House, Church Hill, Milford On Sea, Lymington, SO41

Approximate Area = 2240 sq ft / 208.1 sq m (excludes void)

Outbuilding = 23 sq ft / 2.1 sq m

Total = 2263 sq ft / 210.2 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). © nchecom 2024. Produced for ESH Estates Ltd (Winkworth). REF: 1100112

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. MOS240012

Electricity Supplier: EFN

Heating: Valliant gas boiler

Water Supplier: Southern Water

Broadband: For supplier and speed we refer to OFFCOM.

Coastal Erosion Management in your area- Gov.uk

Shown were correct at the time of printing

Milford on Sea | 01590 642641 |

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

for every step...

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.