



Heatherfield

*38 Kivernell Road, Milford on Sea, Lymington, SO41 0PQ*

SPENCERS  
NEW FOREST









*This beautiful period house with a southerly aspect and garden is offered with no onward chain and provides spacious accommodation in a highly convenient location. The house sits one road back from the sea front and less than half a mile from the shops and cafés surrounding the village green. There is also a generous detached double garage and ample off-street parking.*

## The Property

The block paved drive sweeps up to the wide parking area at the front of the house with a double garage with up and over doors surrounded by manicured lawns. The welcoming front door opens in to the spacious hallway with a cloakroom, a sweeping staircase and a small utility room fitted with a washer and dryer. The sitting room is a particularly impressive room, with a primarily southerly aspect and windows on three sides and providing plenty of natural light to accompany its impressive proportions. There is a wooden floor throughout, decorative cornices and french windows to the garden. The fitted oak kitchen enjoys lovely views to the front with an additional side access, quartz work tops, a large wine chiller, range of fitted cupboards, integrated dish washer and fridge freezer. There is also a beautiful dining room separate to the kitchen with double aspect windows and a door to the main garden. For those who prefer a combined kitchen family room, the two rooms could be combined to make one fabulous large room, flooded with natural light from the windows with a door leading to the main garden.

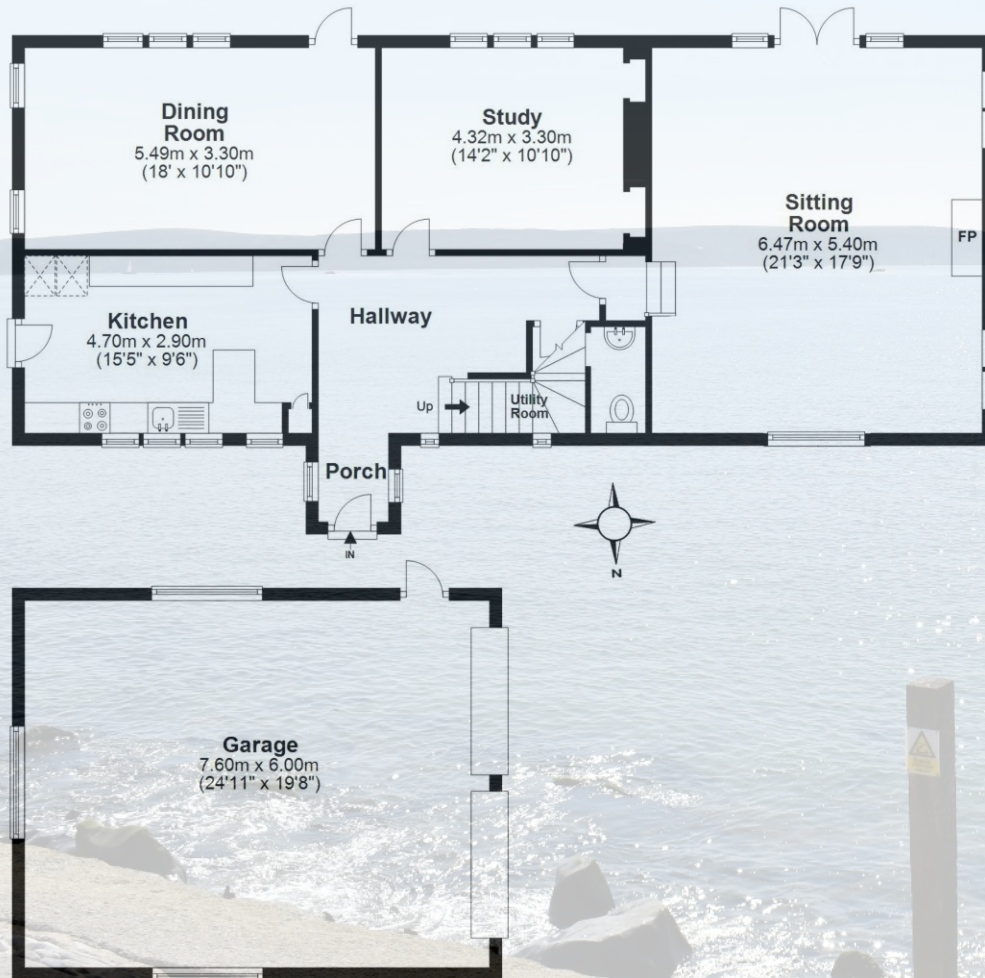
**£1,250,000**

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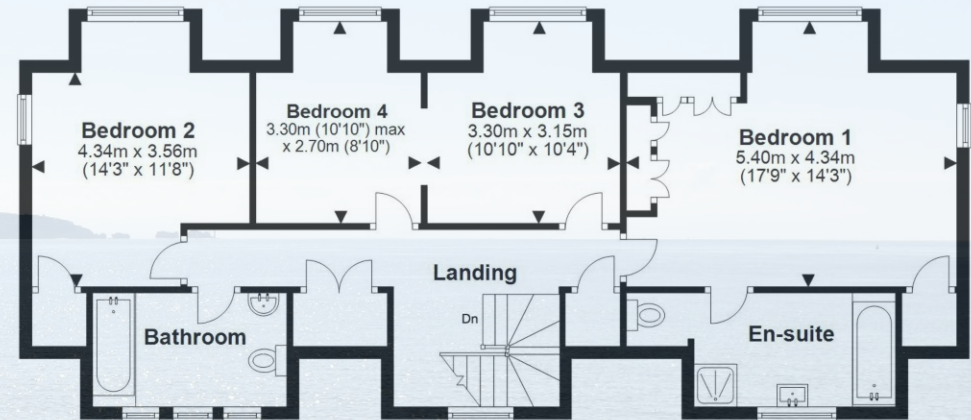


## FLOORPLAN

Ground Floor



First Floor



### Approximate Gross Internal Areas

House: 182.9 sqm / 1968.7 sqft

Garage: 45.7 sqm / 491.9 sqft

**Total Approximate Gross Area: 228.6 sqm / 2460.6 sqft**





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*There is also a large double garage, plenty of storage space for a boat and/or classic car, a generous driveway with parking provision for several vehicles and mature landscaped gardens.*

### The Property continued . . .

The study adjacent to the dining room with recessed shelving and a pleasant garden aspect offers an ideal space for home working or can be used as a useful snug.

Stairs lead to a very spacious first floor landing with a large window making it light and airy with space to put a desk or sofa, there is also a useful linen cupboard. The master bedroom is a lovely sunny south facing room with a range of fitted wardrobes, built in cupboard and a large walk in ensuite bathroom with separate shower. Bedroom two is a spacious double with large south facing windows and built in cupboard. Bedroom three and four, once separate rooms are now adjoined, both with lovely southerly aspects. The fully tiled family bathroom completes the first floor accommodation.



### Directions

From Lymington, take the A337 Milford Road west towards Christchurch. Soon after arriving at the village of Everton, take the turning on the left signposted to Milford on Sea. Continue into Milford and pass the village green on your left. Continue over the zebra crossing, up the hill and take the first right in to Kivernell Road. The house can be found on the corner of Kivernell and New Valley Road on your right hand side after half a mile.







## Grounds & Gardens

The main drive is located off New Valley Road with a driveway leading up to the parking/turning area and spacious double garage with twin up and over doors built in the same style as the house. The garage has vaulted storage and could be converted to create a home office, gym, or potentially additional accommodation (S.T.P.P). Behind the garage, and to its side, is a screened area of lawn which offers a private space that could be used to create a kitchen garden with raised beds. The front garden/driveway is sufficient to build additional garaging if required.

The main garden lies to the rear of the house and is south facing with the lawn forming the majority of the space which is surrounded by colourful mature borders, and a variety of evergreen mature trees and plantings providing both seclusion and shade. It is planted to be delightful in spring when the borders are full of daffodils and tulips. There is also the ability to increase the level of privacy by replacing the existing picket fence with a higher panel fence as well as to extend and remodel the terrace to enlarge the space for al fresco dining.

## The Situation

The house is set back from Kivernell Road and occupies a large corner plot in a highly convenient position in this highly sought after coastal village. The village green with independent shops, restaurants and cafes is a short distance away, as is access to excellent swimming beaches. Milford on Sea is ideally positioned to enjoy both the New Forest and stunning coastal walks. There is a long beach just to the south of the property and the open Forest to the north of the village offers superb walks and bike rides. The Georgian market town of Lymington, some 3 miles away, offers a wider range of shops and facilities that cater for most daily requirements and there are world renowned sailing and water sports facilities at both Lymington and the nearby coastal hamlet of Keyhaven. There are direct trains to London Waterloo from Brockenhurst Station taking approximately 90 minutes.





*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Performance Rating: E

Council Tax Band: F

All mains services connected

## Points of interest

Milford on Sea Primary School	0.7 miles
Durlston Court School (Private School)	2.7 miles
Brockenhurst Tertiary College	6.7 miles
Brockenhurst Train Station	7.0 miles
Waitrose Lymington	3.9 miles
Pebble Beach Restaurant	3.0 miles
Chewton Glen Hotel & Spa	3.9 miles
Barton on Sea Golf Club	2.4 miles
Milford Tennis and Squash Club	0.4 miles

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:  
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