



Danesmead

*Wood Lane, Milford on Sea, Lymington, SO41 0NA*

SPENCERS  
COASTAL









# DANESMEAD

MILFORD ON SEA • LYMINGTON

*Set in the heart of the beautiful coastal village of Milford on Sea this rare four/five bedroom detached Edwardian property has retained many original features and has been sympathetically restored and lovingly maintained.*

## Ground Floor

Sitting Room • Dining Room • Kitchen/ Breakfast Room • Utility Room • Snug • Cloakroom

## First Floor

Principal Bedroom with En Suite • Bedroom Two & Three

Separate Dressing Room with Shower Room / Bedroom Five • Family Bathroom

## Second Floor

Bedroom Four with En Suite • Eaves Storage

## Outbuildings

Garden / Fitness Room

**£1,195,000**





## The Property

A five minute walk to the cliff top, this beautiful period family house is wonderfully proportioned in the Edwardian/Arts & Crafts style. The property occupies a secluded position that remains accessible to the many facilities of Milford on Sea. There is a large gravel driveway to the front of the house and additional parking to the front of the five bar gate.

The front door with original stained glass opens to a bright and sunny entrance lobby with doors leading to all principal living accommodation. The impressive dining room features an open period fireplace for logs and a wide bay window with attractive views of the ornamental cherry tree and front garden. The kitchen is well fitted with a range of low and high level cupboards, large Butler's sink with views over the rear garden. There is a water softener unit and a separate drinking water tap. The kitchen has space for a cooker, fridge/freezer, plumbing for a dishwasher and a bespoke handmade dresser built into the recess. The kitchen boasts space for an informal dining table next to the French windows which lead out to the sunny patio.

The separate utility room provides space for a tumble dryer and plumbing

for a washing machine and offers further storage with a country style fitted unit. There is ample hanging space for coats, a separate WC and sink and back door that leads to the rear patio.

From the hall a staircase with original bannisters in the Arts and Crafts style rises to the first floor where there are three bedrooms. Upstairs there is a spacious landing with a door leading out to the balcony which spans across the second bedroom.

The dual aspect principal bedroom is of particular note and features an impressive architectural bay window, beautiful original fireplace and a modern ensuite shower room. The guest bedroom is well proportioned with views over the leafy front aspect. Bedroom 3 is a small double and is full of charm. There is a family bathroom with an air bath and shower attachment and a separate spacious dressing/shower room with fitted linen cupboard. This room could be easily re-worked as bedroom five. The remaining bedroom is up a further flight of stairs and has an ensuite bathroom and a large walk in storage area in the eaves.

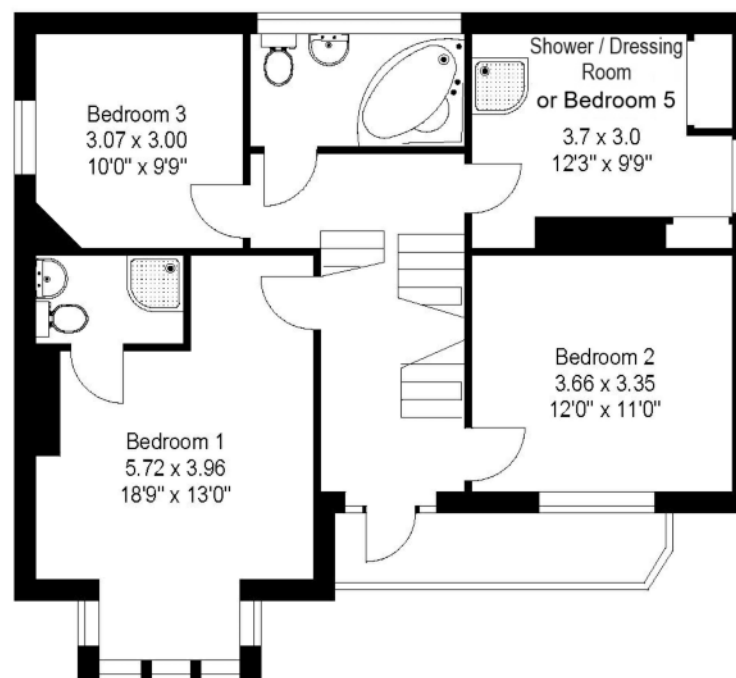
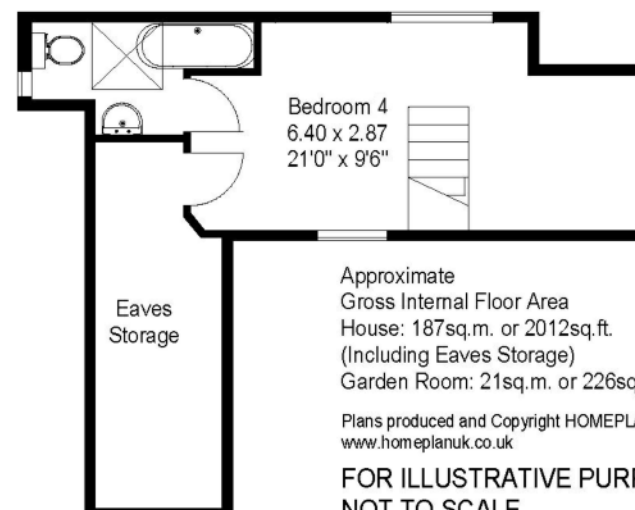
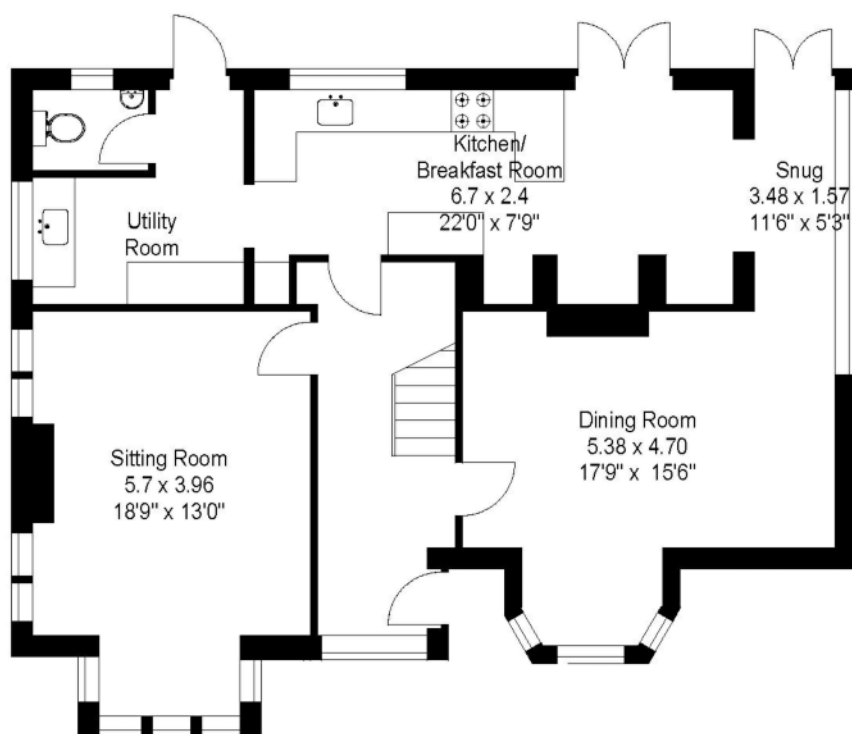
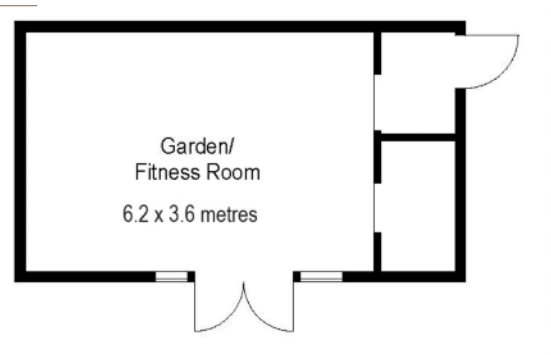








# FLOOR PLAN















*With beautiful and secluded gardens, a short leafy walk into the village and ample parking a viewing is highly recommended.*

## Grounds & Gardens

The property is approached via a five bar wooden gate and a long gravel driveway. There is ample parking to the front of the house with additional parking at the entrance to the driveway. The rear garden lies predominantly to the south and is flanked by an array of wonderful shrubs and flowers providing a leafy outlook with a great degree of privacy. There is a sunny terrace perfect for entertaining and access on either side of the property. To the front of the property is a level lawn area and is surrounded by shrubs and trees providing a great degree of privacy, a perfect retreat. The timber garden room provides a wonderful multi-functional space, ideal as a gym or a home office. It is fully insulated with useful storage and a WC, sink and shower. To the front of the driveway is a path with access to a 5 minute walk way through the beautiful Pleasure Gardens down into the village.

## Directions

From our office in Lymington turn right and continue up the High Street passing through the one-way system at the top of the High Street bear left, following signs for Christchurch. After approximately 3 miles, take the turning left, sign-posted Keyhaven and Milford on Sea, onto the Lymington Road (B3058). Stay on this road, passing the village green on your left and then take the next fork right into Barnes Lane. Proceed along the road and turn left into New Valley Road and Wood Lane can be found up the hill on the left hand side. The property can be found a short distance along the track on the right hand side.





## The Situation

Situated in a prime location within the heart of Milford on Sea, a thriving coastal village positioned between the Georgian market towns of both Lymington and Christchurch. This popular village has a variety of boutique shops, several high-quality restaurants, three pubs, a thriving tennis/squash club and a lively, ever active Community Centre. It is arguably one of the most sought-after villages on the South Coast. The beaches offer crystal clear waters, making them ideal for swimming and water sports. The picturesque hamlet of Keyhaven is close by with sailing clubs and river moorings and the deep-water marinas of Lymington, with world-class yachting facilities, are within only 6 miles.

## Services

Tenure: Freehold

Council Tax - G

EPC - E                      Current: 53                      Potential: 73

Property Construction: Brick faced elevation and tile roof

Utilities : Mains gas/electric/water/drainage

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with speeds of up to 80 mbps is available at this property (ofcom)

Mobile signal / coverage: Buyer to check with their provider

Parking: Private Driveway

Conservation Area: No

Flood Risk: No risk

## Important Notice

Spencers of Lymington 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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