



Chaldon

*Barnes Lane, Milford on Sea, Lymington, SO41 0RR*

SPENCERS  
COASTAL





CHALDON

MILFORD ON SEA • LYMINGTON

*A highly impressive house set on the edge of the sought after village of Milford on Sea with well proportioned accommodation over two floors extending to just under 3,000 square feet.*

**Ground Floor**

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

**First Floor**

Principal Bedroom with En Suite & Balcony • Four Further Bedrooms, one with En Suite

Family Bathroom

**Outbuilding**

Garage • Loft Room

**OIEO £2,000,000**





## The Property

The house offers substantial and very well presented accommodation which is arranged over two floors extending to just under 3,000 sq ft. The front door opens to a large enclosed porch with tiled floor and further door to the entrance hall. All principal rooms can be accessed from the hall including the beautifully presented kitchen / family room which features modern fitted units and built in appliances. There is a large island which also serves as a useful bar for informal dining and cleverly separates the kitchen from the dining and sitting areas which feature tall windows, a ceiling lantern and glazed door to the terrace all designed to bring views of the delightful gardens into the living space.

On the first floor there are five bedrooms. The master bedroom has a dual aspect with doors to a balcony enjoying views across the gardens. There are built in wardrobes and an en suite bathroom with bath and separate shower. The second bedroom has an en suite shower room and an adjoining dressing room with built in wardrobes. The three further bedrooms are catered for by a further shower room accessed from the landing.

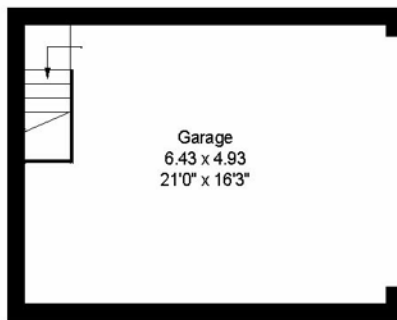
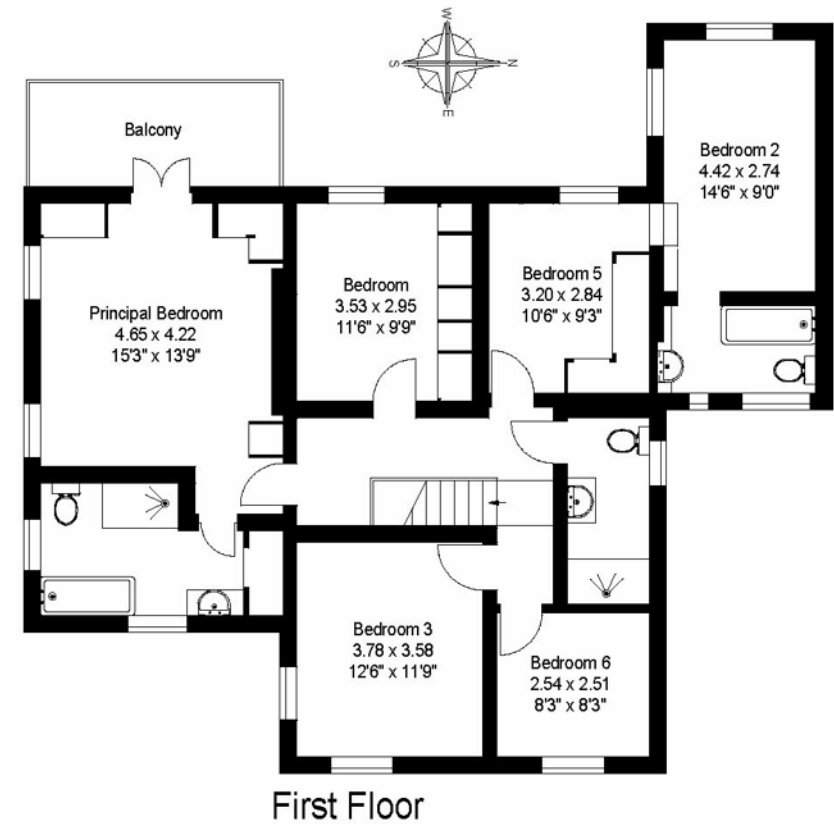
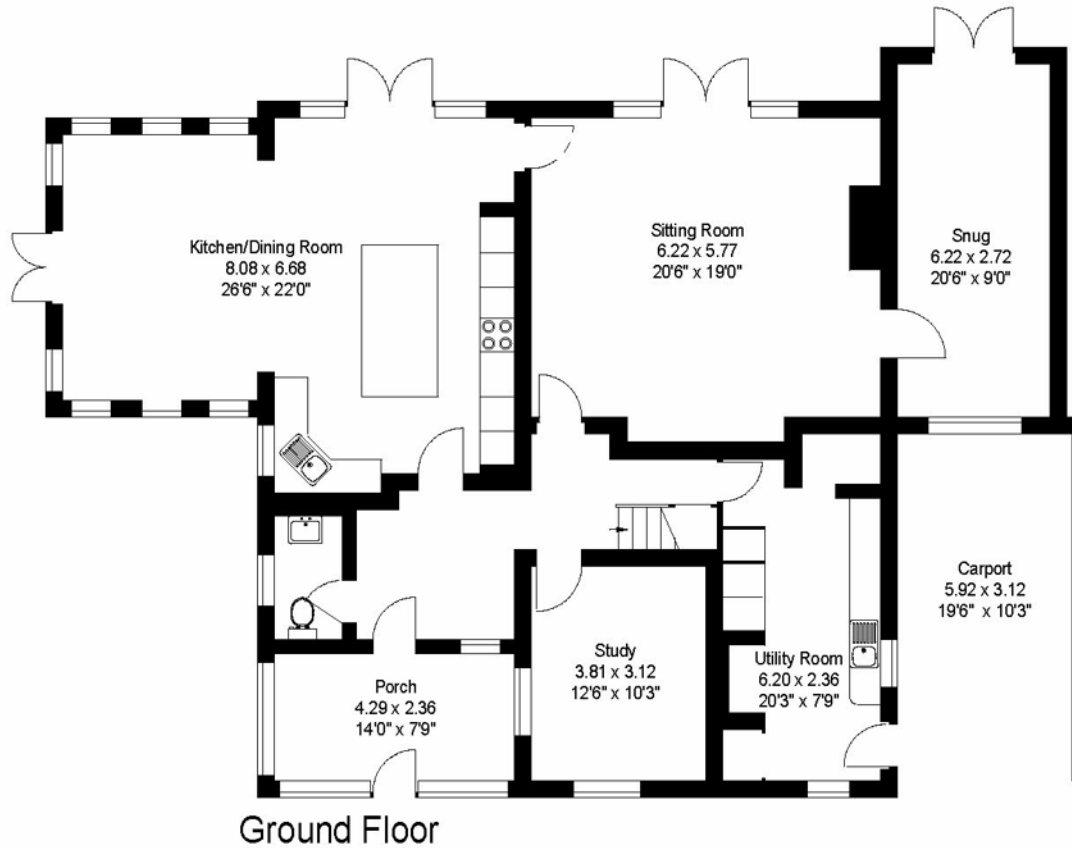


Accessed from both the hall and the kitchen is a very generous sitting room, again with French windows to the garden and a feature fire place. Beyond the sitting room is a snug which would also make an ideal play room, music room or library. Also on the ground floor is a generous study with fitted book cases and cupboards under. There is a cloakroom with wc positioned off the hall as well as a large utility room with fitted work surfaces with sink and cupboards as well as space and plumbing for a washing machine.





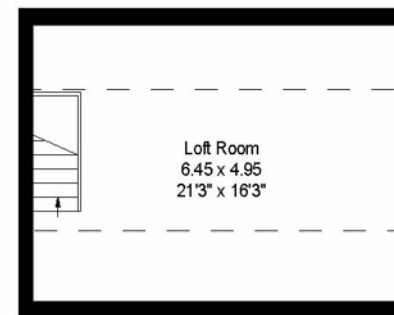
# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 275sq.m. or 2960sq.ft.  
(Excluding Carport)  
Garage: 48sq.m. or 516sq.ft.  
(Excluding Eaves)

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NOT TO SCALE



Garage (Ground)

Garage (First)









*The house sits on an extremely generous plot of 0.6 acres with extensive off street parking, a detached double garage, car port and beautifully landscaped gardens.*

## Grounds & Gardens

The house is approached through double gates leading to a very large gravel drive providing extremely generous parking and turning space. Adjacent to the house is a single car port and there is also a detached double garage with an up and over door and interior staircase leading to a first floor loft room. The house sits on a large plot extending to 0.6 acres and there is a gate from the drive leading to the west facing rear garden via a beautiful paved terrace complete with modern ornamental fishpond. There is also an elegant large paved terrace which runs along the rear of the house providing superb relaxing or entertaining space that can be accessed from both the kitchen / family room, sitting room and snug. The majority of the rear garden is level and laid to lawn featuring mature trees and shrubs at the boundary.



## The Situation

The house occupies a highly sought after position on the edge of the village and backs on to open paddock land which provides a delightful sense of space as well as a high level of privacy. Barnes Lane is an attractive, leafy lane that is well removed from major traffic yet sits less than a mile from the centre of Milford on Sea's beautiful village green which is surrounded by boutiques, wine bars, cafes and restaurants. The village has a glorious beach ideal for relaxing or sea swimming and from which one can access beautiful coastal walking paths. Nearby Lymington (3.8 miles) offers a wider range of shops and services catering for most daily requirements as well as being a thriving sailing destination with numerous marinas and sailing clubs with a market in the High Street each Saturday. The New Forest National Park lies to the north and offers countless walks and cycle rides across its glorious expanse of open country. The area is well served by superb local schools including Walhampton, Durlston and Ballard. There is also a railway station at New Milton (3.9 miles) offering direct services to London Waterloo in under 2 hours.



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

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## Services

All mains services are connected.

EPC - D (Current - 60, Potential - 73)

Council Tax - Band G

Superfast broadband with speeds of up to 72 Mbps is available at the property (Ofcom)

## Directions

From Lymington take the A337 west towards Christchurch. On entering the village of Everton, turn left just after the village green signposted to Milford on Sea. After passing the school on your left, take the first turn on the right into Manor Road and continue to the far end then take the turning on the right into Barnes Lane. Continue along Barnes Lane for approximately 300 yards and the entrance to the house will be found on the left hand side.

## 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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