



Whitby House

*20c Whitby Road, Milford on Sea, Lymington, SO41 0ND*

SPENCERS  
COASTAL





## WHITBY HOUSE

20C WHITBY ROAD • MILFORD ON SEA

*A substantial and imposing family home set on a generous plot, just one road back from the cliff top at Milford on Sea where there are far reaching views across Christchurch Bay to the Needles and within easy walking distance of the village centre.*

### Lower Ground Floor

Dining Room • Kitchen • Snug • Utility Room • Cloakroom

### Ground Floor

Drawing Room • Balcony • Sitting Room • Study • Music Room

### First Floor

Master Bedroom with Balcony & En Suite • Two Further Bedrooms • Family Bathroom

### Second Floor

Three Further Bedrooms • Family Bathroom • Storage Room

**£1,795,000**



6



6



3



## The Property

The flexible layout of this home is detailed on the floor plan, but the quality and attention to detail can only really be appreciated by viewing. Stone steps at the front of the house lead to the reception hallway with a stunning staircase leading down to the lower ground floor with magnificent dining room and bespoke Neptune kitchen. The kitchen is very well designed with a central island and ample storage including a pantry. French doors lead to a large stone sun terrace to the rear. A door leads to the family snug also with French doors to the rear garden. From the reception hallway doors lead to the study and the main reception room, which is a magnificent area with period features such as 10' high ceilings and a feature fireplace as well as tall wooden casement windows. Part of this room, which runs the entire depth of the house, has been set out as a drawing room with comfortable sofas and wonderful far reaching garden views. A door leads to the music room fitted with wall to ceiling bookcases.

To the first and second floor there are six bedrooms which comprise a master bedroom suite, with balcony and adjacent designer wet room plus two further double bedrooms and well-appointed family bathroom to the first floor. On the top floor there are three

further bedrooms, one with a walk in dressing room, which retains plumbing from a previous en-suite shower.









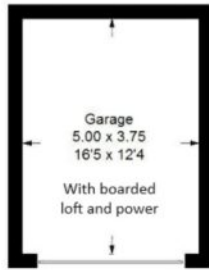






# FLOOR PLAN

## 20C Whitby Road



(Not Shown In Actual  
Location/ Orientation)

### Garage

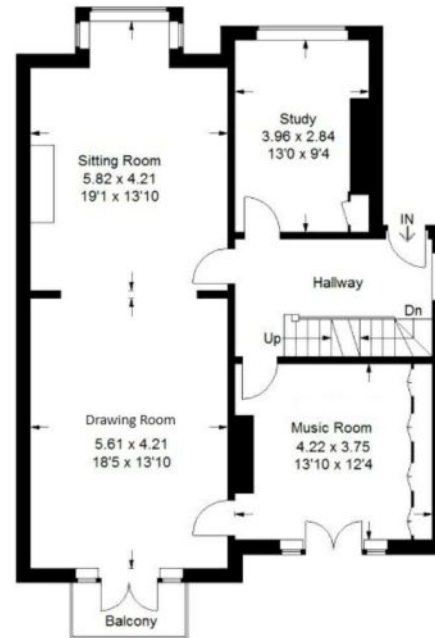
Approximate Gross Internal Area = 328.7 sq m / 3537 sq ft  
Garage = 18.7 sq m / 201 sq ft  
Total = 347.4 sq m / 3738 sq ft



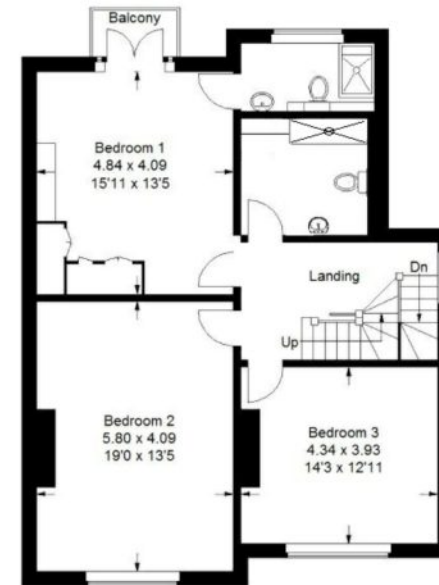
### Second Floor



### Lower Ground Floor



### Ground Floor



### First Floor

Illustration for identification purposes only; measurements are approximate, not to scale.  
EPC South Coast Surveys







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*The house has a superb layout over four floors to include six bedrooms, a Neptune kitchen and four receptions rooms offering tremendous flexibility for families.*

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## Grounds & Gardens

The approach is via large wooden gates to a brick paved driveway and in front of the garage with boarded roof space there is parking for several vehicles. There is an attractive sunken terrace to the front, accessed from the dining room. The rear garden enjoys lovely views to the rear over the Danestream wooded walking area. A large entertaining terrace, ideal for al fresco dining, accessible from the kitchen and family snug. There are attractive brick walls with archways leading to a new stone patio seating area and extensive planting. Steps lead down to the third level with a lawned garden, raised decking area, wooden garden shed, vegetable areas and fruit trees.

## The Situation

Occupying a delightful location with far reaching views to the rear, the property is shielded from direct sea frontage yet only a few moments from the cliff top. The bustling coastal village of Milford on Sea affords an excellent and diverse range of shops and restaurants, a number being clustered around the village green, which is within comfortable walking distance. The beautiful Georgian market town of Lymington, famous for its market, marinas and yacht clubs is situated approximately four miles due East of the village. Keyhaven is located within 2 miles with its sailing clubs, SSI nature reserve and river leading to the Solent and Hurst Castle. The village is well served by sought after local schooling and there is a golf course found at the nearby Barton on Sea.



*The coast line is renowned for its bathing beaches, coastal walks and picturesque scenery.*

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## Services

Energy Performance Rating: TBC

Council Tax Band: G

All Mains Services Connected

## Directions

From Lymington continue westerly along the 337, turning left on to the B3058 signposted Milford on Sea. Continue through the village keeping the Village Green on your left. On passing over the Danestram Bridge and rising out of the village, turn right in to Kivernall road, which in turn leads to Whitby Road. The property can be found on your right 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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