



Copse House

*De La Warr Road, Milford on Sea, SO41 0PS*

SPENCERS  
COASTAL





# COPSE HOUSE

MILFORD ON SEA • HAMPSHIRE

*An exceptional house which is full of character and perfectly suited to a contemporary lifestyle, positioned in a highly sought after location close to both the village green and beaches of Milford on Sea. The spacious accommodation is beautifully presented with four bedrooms upstairs with sea views and a spacious annexe with fifth bedroom providing the option of comfortable living for extended family or an additional holiday rental income.*

## Ground Floor

Dining Area/Sitting Room • Kitchen • Utility Room • Two Cloakrooms • Annexe Sitting Room • Annexe Bedroom • Shower Room

## First Floor

Principal Bedroom with En-suite • Three Further Bedrooms • Bathroom

## Outside

Garage • Cabin / Garden Office

**£1,995,000**

 5  3  3



## The Property

Copse House is a light and extremely spacious house that is beautifully presented and sits on one of the village's most popular roads. The sparkling waters of the Solent and The Needles are visible at the end of the road and set the tone perfectly for this glorious coastal home.

The house has been carefully updated by the current owners and offers extremely flexible accommodation over two floors.

The main living space is an expansive open plan room with exposed beams, a wood burning stove and several French windows which face south and open onto the garden. This space incorporates a living / dining room which flows into the fully fitted kitchen complete with central island and breakfast bar as well as space for a traditional range cooker and further French windows on to the garden. Beyond the kitchen is a rear hall, wc and a large laundry room with ample space for washing and drying clothes and sailing equipment. There are two further reception rooms, both of which have doors on to the garden which would be an ideal bedroom and sitting room for extended family or holiday let. Between these two rooms is a shower

room with twin sinks, wc and large shower. These rooms are linked by a hall with a single door to the main ground floor accommodation. The stairs to the first floor rise from a central hall where there is the front door and a further wc.

Upstairs there are four very well proportioned bedrooms, all of which have south facing windows with views towards the sea. The master bedroom has a dual aspect, built in wardrobes, a period feature fireplace and a recently updated en suite shower room. The second bedroom is another large room, also dual aspect and featuring a large built in wardrobe. The remaining two double bedrooms are also very well presented, light rooms with views over the garden to the sea. A family bathroom and further wc complete the accommodation.













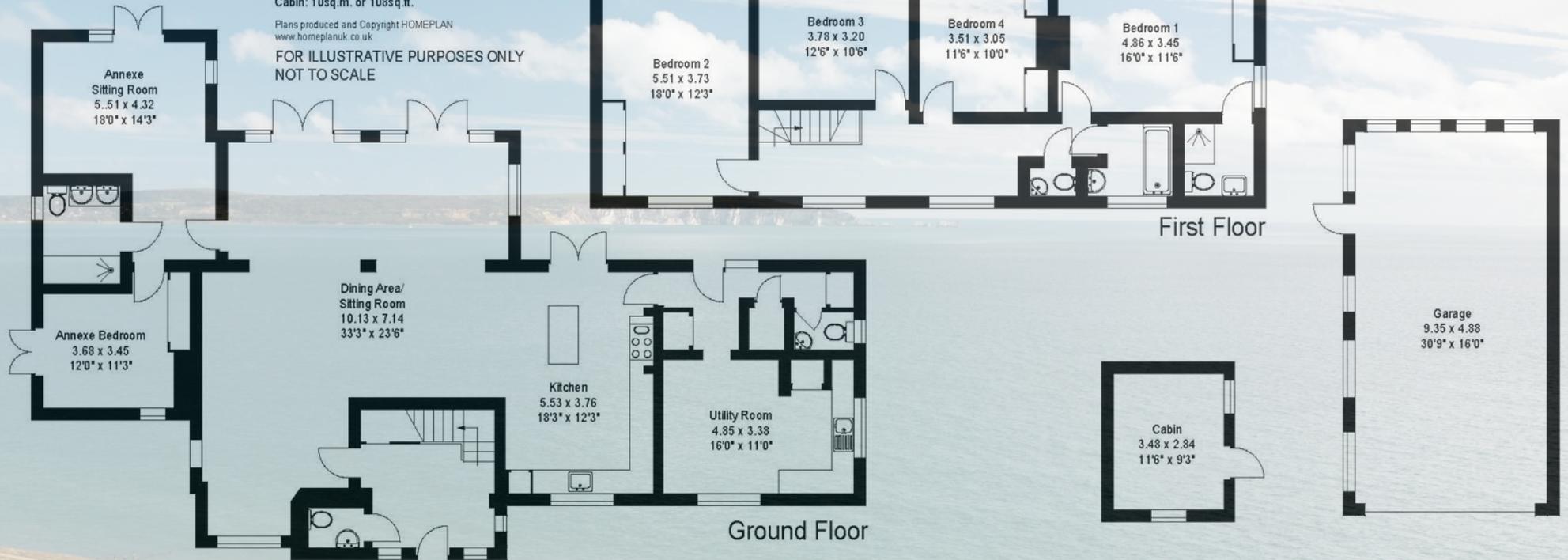
# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 254sq.m. or 2734sq.ft.  
Garage: 45sq.m. or 484sq.ft.  
Cabin: 10sq.m. or 108sq.ft.

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NOT TO SCALE







*Enjoying glorious south facing gardens the property offers ample parking as well as a generous garage that has planning permission for conversion to a two storey building comprising a garage, annexe and sea view balcony.*

### Grounds & Gardens

The house is approached over a gravel drive which provides plenty of off road parking and access to the detached garage. The garage building is very well proportioned measuring nearly 17' by over 30' currently arranged as garage and storage space with a workshop towards the rear. Planning permission is in place for the garage to be remodelled and increased to two stories. The current permission allows for a ground floor garage and bedroom with stairs to the first floor where there is an open plan studio / sitting room with sliding doors onto a south facing balcony perfectly positioned to take in the south westerly views to the sea and horizon. The gardens lie predominantly to the south of the house and are level and mainly laid to lawn with mature borders framing the boundaries. There is a timber summer house with power and light as well as a paved terrace ideal for dining adjacent to the house and accessible from the French windows in the kitchen.



### Directions

From Lymington, head west on the A337 towards Christchurch. On arriving in the village of Everton take the turning on the left signposted to Milford on Sea. Continue through Milford passing the village green on the left and carry on up the hill past the Beach House restaurant and after about 200 yards take the turning on the right into De La Warr road. The house will be found on the right hand side after about 100 yards.



## The Situation

The house occupies a prime position in Milford on Sea, one of the areas most popular coastal villages offering year round swimming and cliff top walks as well as a strong community with independent shops, bars and restaurants around the village green. The beaches and shops are a short walk away and Lymington lies 4 miles to the north east offering a wider range of shops as well as renowned sailing facilities. Direct rail services to London Waterloo are available from New Milton Station (3.6 miles) and Brockenhurst (8.9 miles). The wide open spaces of the New Forest lie just to the north with outstanding walks and cycle trails.



## Property Video

Point your camera at the QR code below to view our professionally produced video





*Lymington, Highcliffe and Brockenhurst afford fine schooling (both state and private) with the latter two having tertiary colleges.*

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## Services

EPC Rating: C Current: 69 Potential: 73

Council Tax: Band: G

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

All main services are connected

## Points Of Interest

Hordle Cliff Beach	200 metres
Royal Lymington Yacht Club	5.0 miles
Lymington Quay	4.9 miles
Waitrose Lymington	4.1 miles
Walhampton (Private School)	5.6 miles
Milford on Sea Primary School	1.2 miles
Lymington Hospital	5.6 miles
New Milton Train Station	3.6 miles
Brockenhurst Tertiary College	9.0 miles
The Pig	9.6 miles
Brockenhurst Train Station	8.7 miles

## Important Notice

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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