



35, Keyhaven Road

*Milford on Sea, Lymington SO41 0QW*

SPENCERS  
NEW FOREST





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*A charming detached family home with a self-contained annexe, offering a total of four bedrooms, two bathrooms, and three reception rooms. Nestled in the heart of Milford on Sea, a vibrant coastal village known for its safe swimming beaches, the property is just a short, level walk from the village green.*

## The Property

A glazed sunroom welcomes you to the property, leading to the front door and into a spacious reception hallway featuring original stripped flooring and a staircase to the first floor. The home benefits from an additional front entrance, along with a separate side entrance providing access to the annex. The main living room is bright and inviting, with a large south-facing picture bay window that fills the space with natural light. It also features an inset log-burning stove and flows seamlessly into the dining area. At one end, glazed Crittall-framed doors open into a beautiful hardwood garden room, which enjoys views over the rear garden and has glazed doors leading to both the side and rear of the house. This generous space is open to both the breakfast room and the kitchen. The kitchen is fitted with a range of storage cupboards and has space for appliances, including a fridge freezer, dishwasher, and oven. A large opening connects it to the breakfast dining area, where glazed double doors provide access to the rear garden. The area is also open to the garden room, enhancing the sense of space and light. From the kitchen, a door leads to an inner hallway, where there is an additional front entrance, a cloakroom, and space for an upright freezer or tumble dryer.

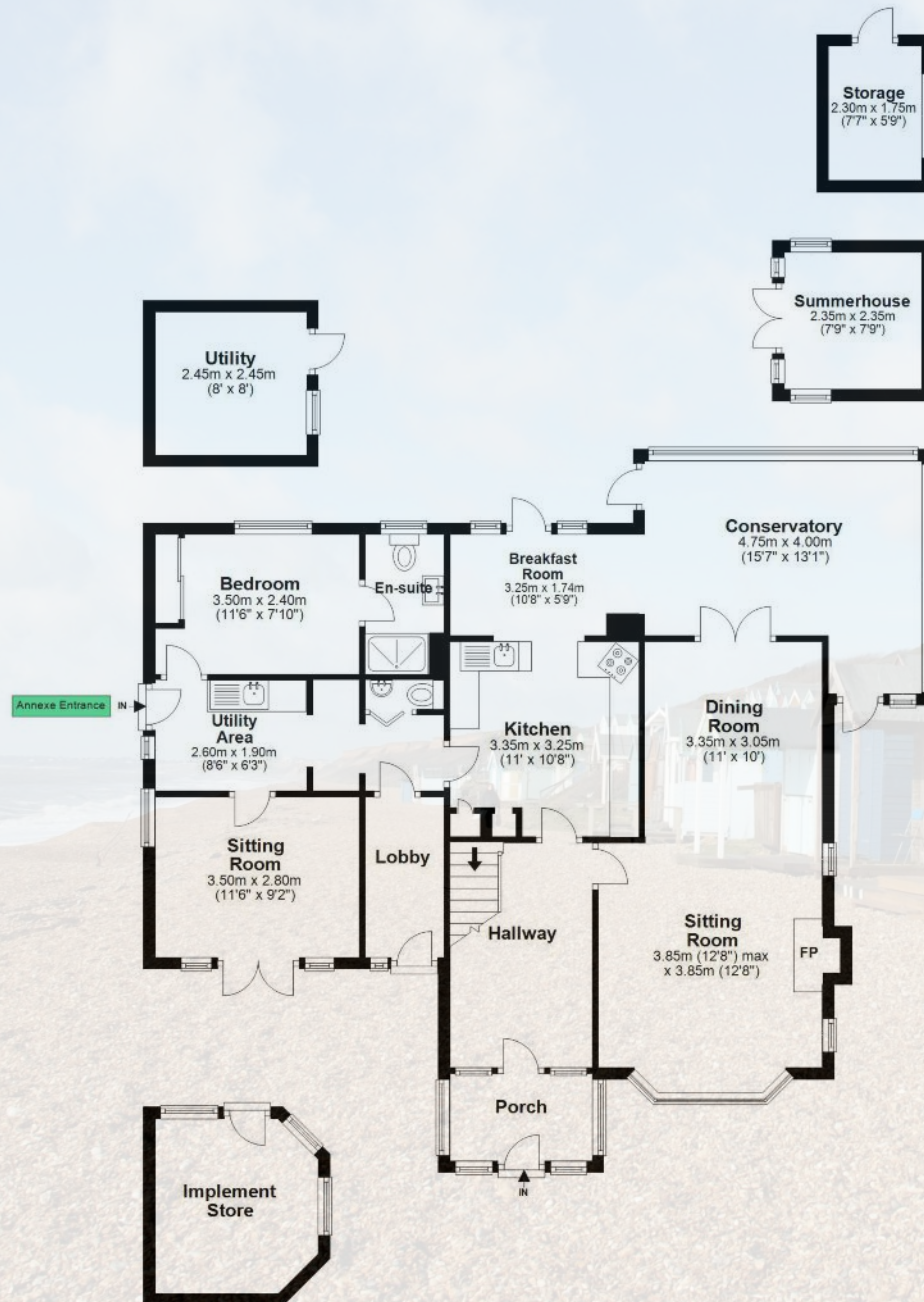
A charming turning staircase from the reception hallway leads to the first-floor landing, where a loft hatch with a fitted ladder provides access to additional storage space. There are three bright and airy double bedrooms on this level, one of which benefits from ample fitted cupboards. All bedrooms are served by the family bathroom, which includes a bath with an overhead shower, a hand basin, a heated towel rail, and a WC.

£975,000

4 3 2

## FLOOR PLAN

### Ground Floor

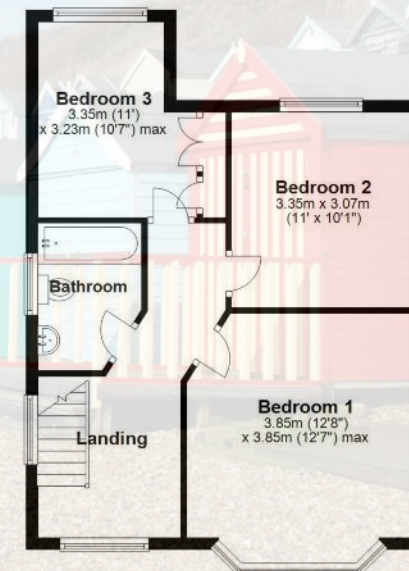


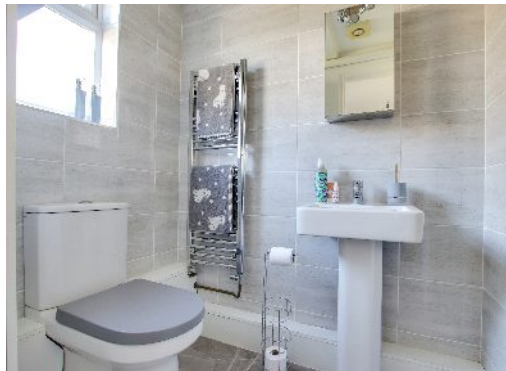
### Approx Gross Internal Areas

House: 160.7 sqm / 1729.7 sqft  
Outbuildings: 23.6 sqm / 254.0 sqft

**Total Approx Gross Area:**  
**184.3 sqm / 1983.7 sqft**

### First Floor





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*Set on a spacious and secluded plot, it boasts beautifully landscaped front and rear gardens enclosed by a Grade II listed wall, along with ample parking for cars and boats.*

### The Annexe

Steps lead down to a utility area equipped with plumbing for a washing machine, storage cupboards, and a sink unit—ideal for conversion into a kitchenette for the annexe. A side entrance door provides independent access, while a separate door leads to the annexe’s sitting room, which features a wall of glazing with doors opening to the front of the property. Another door from the utility area leads to the annexe’s double bedroom, complete with an ensuite shower room.

### The Situation

Situated within the heart of the thriving coastal village of Milford on Sea, 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 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 also within an easy walk from the property and has two sailing clubs, river moorings and offers the opportunity to enjoy a range of water sports. The deep-water marinas at Lymington, where there are world-class yachting facilities, are within only 6 miles. The New Forest National Park is also within a few miles offering extensive walking and riding throughout.

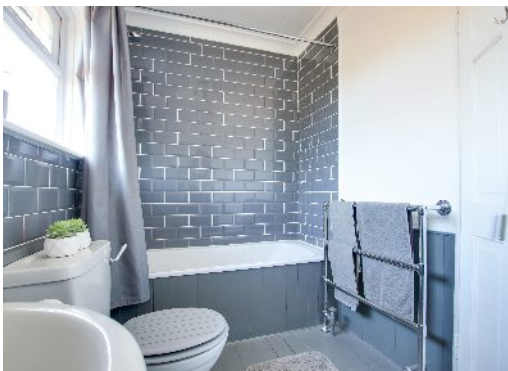


## Grounds & Gardens

The main house is centrally positioned within a generous plot, featuring a charming, mature south-facing lawn with well-established planting at the front. A gravel driveway extends from wooden entrance gates set into the high, Grade II listed brick wall, ensuring excellent privacy. The driveway offers ample parking for multiple vehicles and leads to a timber carport. Throughout the grounds, there are four timber outbuildings, providing additional storage or potential workspace. Access is available on both sides of the house. The rear garden is predominantly laid to lawn, complemented by a vegetable area, mature trees, and a variety of shrubs and plants. A timber studio sits within the garden, while a terrace and decking area at the rear of the house offer inviting outdoor spaces for relaxation and entertaining.

## Directions

From Lymington continue west along the A337 to the village of Everton, turning left onto the B3058 (signed Milford on Sea). Continue along the B3058 Milford Road for approximately 1¼ miles and take the left into Milford on Sea village, just before the village green. Take the next left at the T junction and proceed along Keyhaven Road. The property is located approximately 500 metres on the left hand side behind double entrance gates.



*There is also potential to extend and enhance the property further, subject to the necessary planning permissions.*

## Services

Tenure: Freehold

Council Tax - E

EPC - D      Current: 64      Potential: 75

Property Construction: Brick elevations with tile roof

Utilities: Mains electricity, gas, water and drainage

Heating: Gas central heating

Restrictive Covenants: Yes, please contact agent for further details

Broadband: Cable broadband. Ultrafast broadband speeds of up to 1000mbps is available at this property

Flood Risk: Very low

Conservation Area: No

Parking: Private driveway

## Important Information

Spencers of Lymington Ltd 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.



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