



16 Keyhaven Road

*Milford on Sea, Lymington, SO41 0QY*

SPENCERS  
COASTAL







*A three bedroom Grade II Listed semi detached house with vaulted ceilings and exposed beams, originally built in the 18th Century as a Coaching Inn on the Keyhaven Road in Milford on Sea. Steeped in history, the converted public house is situated only a short walk from the vibrant Village Green centre of Milford on the edge of the New Forest. The property benefits from an excellent energy performance rating.*

## The Property

The front door of the White Horse pub opens into the welcoming hallway with a rear door leading directly to the garden and stairs to the first floor. The house benefits from Amtico oak flooring with underfloor heating and luxury deep pile carpets. The individually designed and fitted kitchen is beautifully presented with Quartz worksurfaces and splashbacks, soft close cabinet doors with under-cabinet LED lighting and integrated appliances including a Siemens Iq700 8 multi-function single oven and Siemens Iq700 Compact 45 combination 6 multi-function microwave oven and grill plus a Siemens Iq100 black glass 5 zone induction Hob, Siemens Iq300 fully integrated dishwasher and Siemens Iq100 full height larder fridge freezer. There is a large feature breakfast bar with contemporary lighting above and a Blanco undermount stainless steel sink with Blanco brushed chrome mixer taps. The open plan lounge is south facing with solid hard wood floors bathed with light and delightful garden views. In addition there is a utility room with a range of fitted cabinets, wc and sink and a useful study room with a lovely garden outlook. Rising the stairs to the first floor there are three double bedrooms with vaulted ceilings. The primary and second bedrooms having luxury ensuite shower rooms each comprising Italian porcelain wall and floor tiling, Merlyn shower cubicles and doors, heated towel rails with Hansgrohe taps and showers. The family bathroom room completes the impressive character property.

**£795,000**



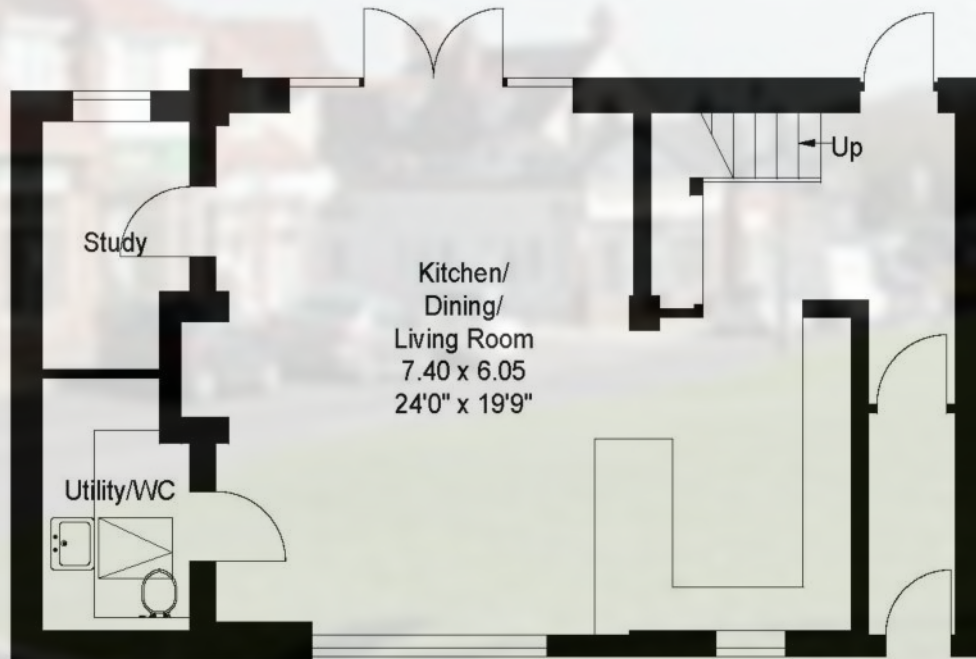


## FLOOR PLAN

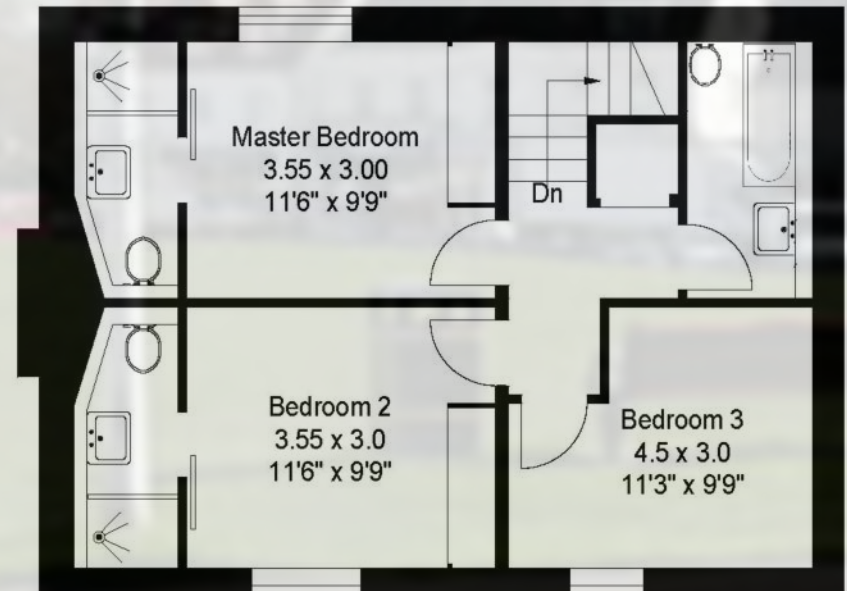
Approximate  
Gross Internal Floor Area  
Total: 114sq.m. or 1227sq.ft.

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NOT TO SCALE



Ground Floor



First Floor



*The location also affords easy access to the cliff walks and beaches to the West, as well as the Keyhaven nature reserve to the East and beyond to the bustling yachting marinas and town of Lymington.*

## Grounds & Gardens

To the rear of the property there are two wide private parking spaces with an electric vehicle charging point. A gate opens in to the south facing lawned rear garden with a hard standing for a garden shed, perfect for bike storage. There is a convenient patio area, fence borders and ample space for garden furniture and bespoke plantings.

## The Situation

The house is situated approximately 150 yards from the centre of Milford on Sea, a delightful and thriving coastal village with a pretty village green surrounded by independent shops, cafes, a deli, a wine bar and a superb selection of restaurants. The beach, a level half mile walk away, has beautiful views of the Isle of Wight and The Needles and offers the perfect spot for swimming or the start of glorious coastal walks to the east and west. The New Forest national park lies to the north and offers wide open spaces for walks and cycle rides. Trains are direct from Brockenhurst station (8 miles) in approximately 1h 45m.

## 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. Turn left into the High Street with the Smugglers Inn public house on the right hand side and the property will be found after about 150 yards on the right hand side.











Tenure: Freehold

Property Construction: Brick under tiled roof

Council Tax Band to be confirmed

Energy Performance Rating: C    Current: 71    Potential: 83

The loft and consumer unit are pre-wired to accommodate Solar PV should the new householder wish to install

Solid walls incorporate a breathable wall system providing an additional layer of wall insulation beneath two layers of new lime plaster

Mains, gas, electric, water & drainage

Managed common areas where fees are payable: Private road to rear - insurance and maintenance costs only. Approximately £60 per annum for insurance. As the roadway is newly constructed any maintenance costs for the initial 10-15 years will be negligible.

Heating & Hot Water: New gas-fired heating and hot water systems incorporating recirculation circuits to provide instant hot water and a separate hot water feed to towels rails allowing independent summer-time use. Underfloor heating throughout with individual room thermostats.

Completely rewired & re-plumbed to Building Regulation requirements with upgraded insulation throughout to meet current standards

6-year warranty provided by way of Professional Consultants Certificate

EV charging point installed

Parking: Off-street parking for two cars is provided to the immediate South of the garden via a private gate

Ultra-fast fibre optic broadband connection providing access to Sky & other systems without the need for satellite dishes.

Intruder alarm with remote monitoring (as an option)

Conservation Area: Yes, Milford-on-Sea

Agents Note: Please note that some of the images displayed are Computer-Generated Images (CGIs) and are for illustrative purposes only.

## 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.





For more information or to arrange a viewing please contact us:  
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