



1 White Horse Lane

Milford on Sea, Lymington, SO41 0DE

SPENCERS
COASTAL





A beautiful Grade II listed four bedroom semi detached property, originally constructed in the 18th century as a Coaching Inn on Keyhaven Road in Milford on Sea, and tastefully converted. Ideally positioned, it is just a short stroll from the vibrant village green. The property provides easy access to the beaches and cliff-top walks as well as Keyhaven nature reserve to the east. While steeped in history, the building has been completely refurbished to meet modern standards, blending contemporary interiors with its period charm. The property benefits from an excellent energy performance rating.

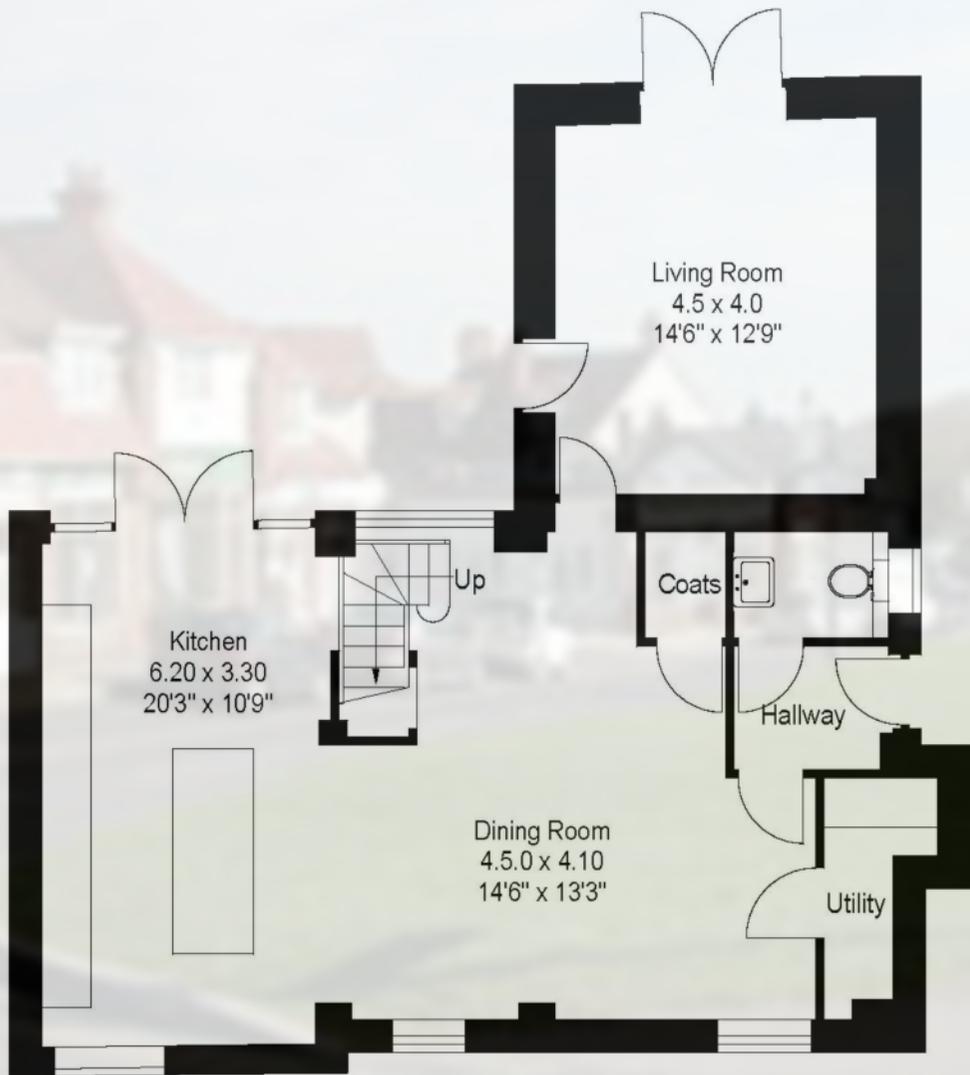
The Property

1 White Horse Lane is a beautifully designed 4-bedroom, 2-bathroom home situated at the junction of Keyhaven Road and the newly established White Horse Lane. Offering 1,550 square feet (144 square metres) of thoughtfully arranged accommodation across two floors with underfloor heating throughout, exposed oak beams and antio oak flooring. This property provides an ideal blend of space and functionality. The ground floor features a large, open-plan living area that seamlessly combines the kitchen and dining spaces, with direct access to a south-facing garden and a wonderful bespoke Oak stairway. The contemporary kitchen incorporates quartz worktops, a range of Siemens appliances including induction hob, single oven, combination microwave oven and grill, dishwasher and fridge/freezer. A generous sized separate living room with a vaulted ceiling also enjoys a southerly aspect and opens directly onto the garden, providing an additional bright and inviting living space. There is a cloak room, separate utility area and useful coats storage. To the first floor there are four good sized double bedrooms. The principal bedroom is of particular note with its vaulted ceiling, exposed beam, dressing room and contemporary ensuite shower room. There is a spacious family bathroom which completes the first floor accommodation.

£795,000



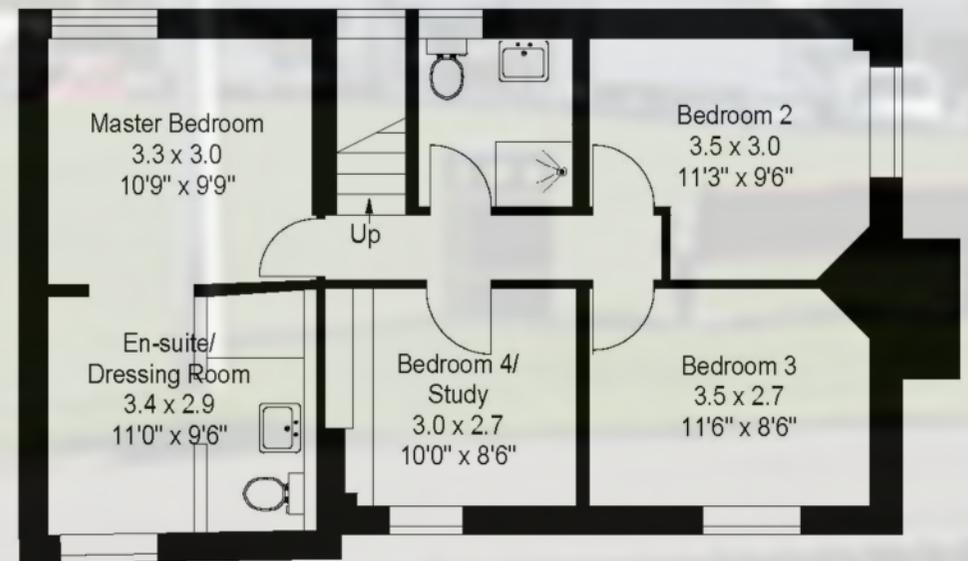
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 142sq.m. or 1529sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





Wherever possible, original features have been carefully restored, including the elegant Georgian-style windows on the northern and western elevations. These, along with newly installed patio doors and windows on the southern elevations, fill the spacious open-plan ground floor with natural light.

Grounds & Gardens

The landscaped south-facing garden has been thoughtfully designed for low-maintenance living, featuring two private patio areas, one extending from the kitchen/dining room and one from the lounge. There is a hardstanding for a shed or bike store. The property also benefits from private off-street parking for two cars, accessible via a private gated entrance to the south of the garden with an electric vehicle charging point.

The Situation

Quite simply, the property benefits from one of Milford on Sea's most sought after locations. Positioned in the heart of the village the property enjoys the convenience of the village amenities with its vibrant shops, wine bars and restaurants. Milford on Sea is a thriving and lively village with a very well regarded primary school, glorious swimming beaches and a wide range of restaurants, pubs, cafes, bars and boutique shops. There is sailing, kayaking and paddleboarding at nearby Keyhaven with a wider range of sailing clubs and marinas in Lymington. The beautiful open spaces of the New Forest lie just to the north with a mainline railway station at New Milton (4 miles) with direct services to London Waterloo in under 2 hours.

Directions

From Lymington head west on the A337 towards Christchurch. On arriving in Everton take the left hand turn signposted to Milford on Sea. Follow the road all the way down to the village, turning left into the village green and then left again onto Keyhaven Road where the property can be found a short distance along on the right hand side.







Tenure: Freehold

Property Construction: Brick under tiled roof

Council Tax Band to be confirmed

Energy Performance Rating: C Current: 75 Potential: 84

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk