



Biscuit House

62-64 High Street, Milford on Sea, Lymington, SO41 0QD

SPENCERS
COASTAL





BISCUIT HOUSE

MILFORD ON SEA • LYMINGTON

An exceptional three bedroom character home finished to an impeccable standard and style nestled on the Milford on Sea village green. The property also boasts a retail shop and a one bedroom self contained annexe. The property could be an attractive option for someone looking for a unique living space with potential commercial opportunities. The home has been featured in numerous magazines including Ideal Home, Coast & Living.

Main House

Sitting Room • Kitchen/Family Room • Dining Area

Utility Room • Cloakroom • Principle Bedroom with Dressing Room & En Suite

Two Further Bedrooms, one with En Suite • Family Bathroom

Annexe

Living Room • Kitchen • Bedroom • Cloakroom

Retail Premises

£1,500,000



4



3



3



Main House

Biscuit House has been renovated and designed with finesse and style. On entering the property you are welcomed into a wide staircase hallway with ample storage and doors to all principal ground floor reception rooms. The exceptional open plan kitchen/dining room is of particular note and really is the hub of the house with bi-folding doors onto the south facing terrace and garden with high ceilings with sky lights creating an abundance of light throughout. The kitchen has been designed with entertaining in mind with a large breakfast bar and an area for sofas to relax in. There is space for a range cooker and an array of integrated appliances including a dishwasher and wine fridge. The walk in pantry is a great addition to the kitchen creating ample storage and space for the freestanding fridge/freezer. The mezzanine dining area is a unique space for relaxation or entertainment with the addition of a ceiling hung fire to create a warm atmosphere. There is also a separate utility room with a sink, storage cupboards and machine cupboard with space and plumbing for both washing machine.

The beautifully proportioned living room with bi fold doors out to a south facing balcony area is an inviting retreat to escape to with the addition of a modern fire adding a focal point to the room.

Stairs rise to the first floor where you are greeted by a generous landing with ample storage. The main bedroom is of particular note with a vaulted ceiling and a stylish ensuite shower room. The separate walk-in dressing room, continues to make this family home a standout option. The second bedroom has generous proportions and enjoys the benefits of an ensuite shower room. The third bedroom is also a double and benefits from the views over the village green.

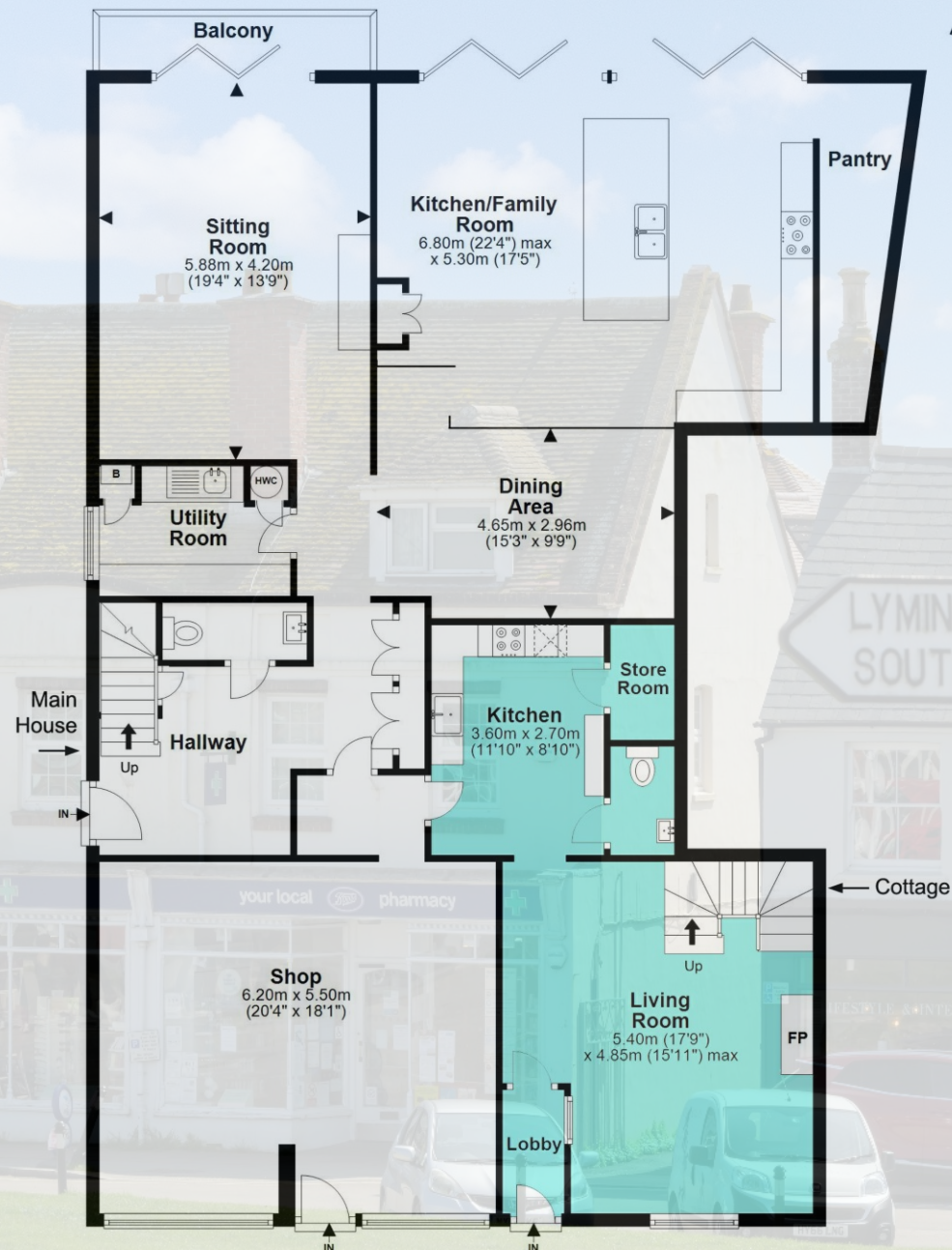




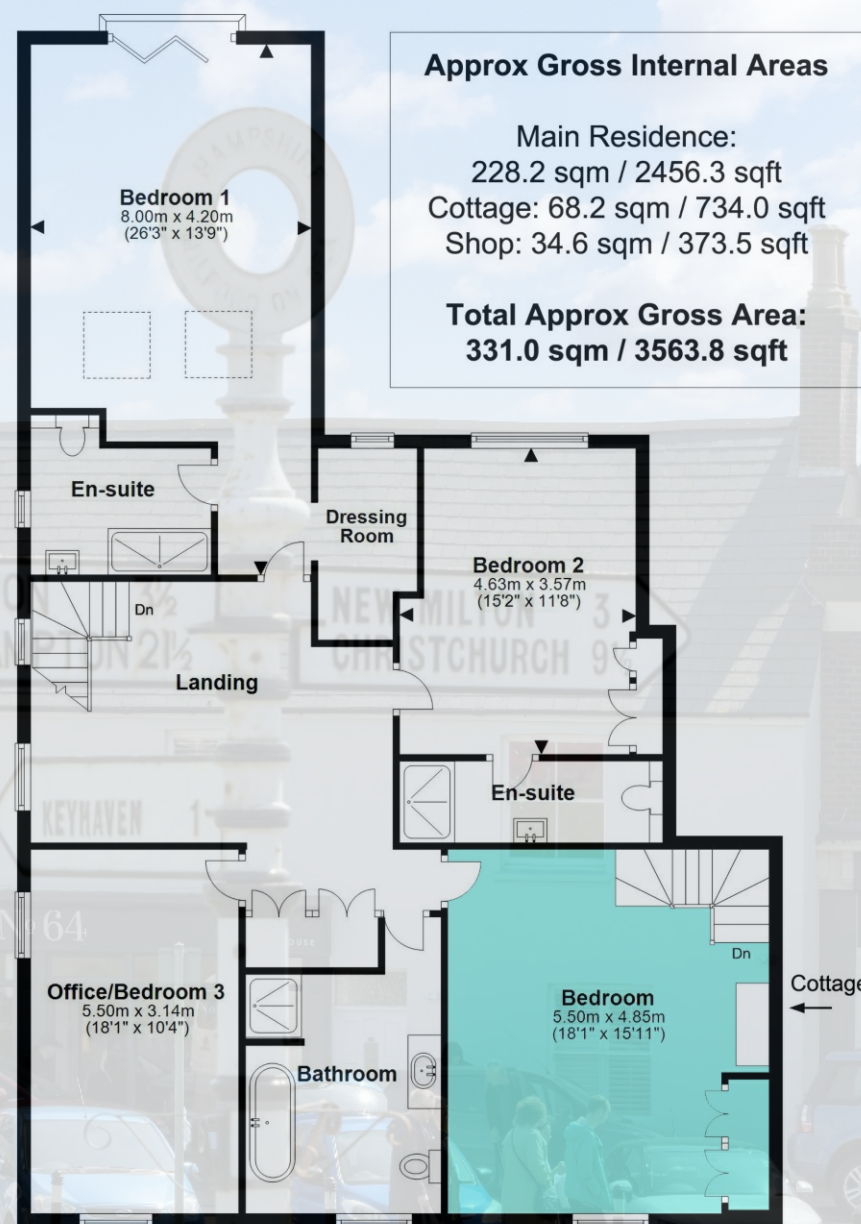


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

Main Residence:
228.2 sqm / 2456.3 sqft
Cottage: 68.2 sqm / 734.0 sqft
Shop: 34.6 sqm / 373.5 sqft

Total Approx Gross Area:
331.0 sqm / 3563.8 sqft



Biscuit Cottage -Self Contained Annexe

Biscuit Cottage is an attractive and beautifully styled one bedroom self contained annexe with its own front door off the High Street. The annexe has been beautifully finished with an exposed brick feature fireplace in the living room, timber clad walls, exposed original floor boards, newly fitted Neptune kitchen and a large double bedroom with views over the village green. A stunning bathroom with a roll top bath and separate shower completes the accommodation. The annexe could make this property appealing to people wanting to generate an income or, multi-generational families, those with live-in caregivers, or anyone who needs a separate living space for guests or family members.





Retail Premises

The freehold of a retail shop is an interesting addition to the property, as it could provide some additional income or a space for a home-based business.

Overall, this property has a lot of unique features and could be a great investment for anyone looking for a stylish and versatile family home with income potential.

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 and the property can be found on the village green.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Biscuit House and Cottage Energy Performance Rating : TBC

Retail Premises Energy Performance Rating: TBC

Council Tax Band - TBC

All Mains Services Connected

Superfast broadband with speeds of up to 35 Mbps are available at the property (Ofcom)



Property Video

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





Grounds & Gardens

The south-facing rear garden has been cleverly designed to create a large entertaining space and with the bi fold doors leading from the kitchen it creates a seamless indoor-outdoor living experience. The garden offers seclusion as well as an abundance of natural light and warmth throughout the day.

There is a private drive with double electric gates which opens into a spacious parking area with a garage and car port which only a few of the High Street properties benefit from. In addition there is planning permission to create a two bay oak framed outbuilding with an enclosed room above.

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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