



Freshfield

Barnes Lane, Milford on Sea, Lymington, SO41 0RR

SPENCERS
COASTAL





FRESHFIELD

MILFORD ON SEA • LYMINGTON

An exceptional family house recently updated to an impeccable standard with detached garden pavilion, outdoor bar and kitchen and a separate triple garage block. The house occupies a peaceful position backing on to open countryside yet remains within easy reach of the centre of this highly sought after coastal village.

Ground Floor

Kitchen/Breakfast Room • Sitting Room • Dining Room • Study

The Den • Utility Room • Shower Room • Cloakroom • Bedroom Five

First Floor

Principal Bedroom with Dressing Room & En Suite • Three Further Bedrooms all with En Suites

Bedroom Two has a Balcony

Outbuildings

Garage Block • Store Room • Garden Pavilion

£3,500,000





The Property

Lovingly and carefully updated by the current owners the property has been finished to a truly exceptional standard. The interiors have been tastefully designed to provide extremely practical and comfortable living spaces which remain flexible either for family life or entertaining on a large scale.

An enormous amount of thought has gone into the layout of the accommodation with provision made for multi generational living if required within the main house.

The front door opens to a wide hall which leads seamlessly past the spacious cloakroom with wc and into a deeply impressive kitchen, dining and family room which forms the heart of the house. This space must be seen to be believed and is flooded with light from, roof lanterns, large windows and glazed doors opening onto the garden. Top of the range integrated appliances are fitted throughout the kitchen which is centred around a large central island. This area flows flawlessly into a relaxed entertaining area with space for sofas arranged around a fireplace fitted with a wood burning stove. There is also a dining table, perfect for casual suppers, as well as a separate dining area for larger gatherings.

Leading off the family room is a separate sitting room which has a superb vaulted ceiling with painted exposed beams that lend the room a unique sense of scale and height. This design, coupled with wide bi-fold doors, opening onto a terrace and enjoying expansive views of the garden, provides the room with natural light while the wood

burning stove in the fireplace makes it an ideal space to enjoy cosy winter evenings.

There is a further reception room, currently arranged as a games room which is again vaulted to roof height and makes an ideal room for informal relaxation, again enjoying delightful garden views. A cleverly arranged study area with ample built in storage provides a link to a ground floor double bedroom complete with en suite shower room. Completing the ground floor accommodation is a spacious and practical utility room with space and plumbing for both washing machine and tumble dryer as well as built in storage cupboards, a sink and back door to outside.

On the first floor a central landing provides access to the further bedrooms all of which have en suite facilities. The master bedroom suite overlooks the garden and has a large walk in wardrobe / dressing room as well as a beautifully finished en suite bathroom with both separate shower and free standing roll-top bath. The guest bedroom is exquisite with built in wardrobes and French windows opening onto a balcony which overlooks the garden and fields beyond and, with a table and chairs, makes the perfect spot to relax. The guest bedroom also features an en suite shower room. The two remaining double bedrooms upstairs are also beautifully finished with detailed thought given to storage arrangements as well as both having individual en suite shower rooms.







The Situation

The house occupies an exceptionally advantageous position on the edge of the village and backs on to open paddock land which provides a delightful sense of space as well as a high level of privacy. Barnes Lane is an attractive, leafy lane that lies off the beaten track yet sits less than a mile from the centre of Milford on Sea's attractive village green which is surrounded by boutiques, wine bars, cafes and restaurants. The village has a glorious beach ideal for relaxing or sea swimming and from which one can access beautiful coastal walking paths.

Nearby Lymington (3.8 miles) is a renowned sailing centre with a range of sailing clubs and marinas as well as a Saturday market and wider range of shops and restaurants.

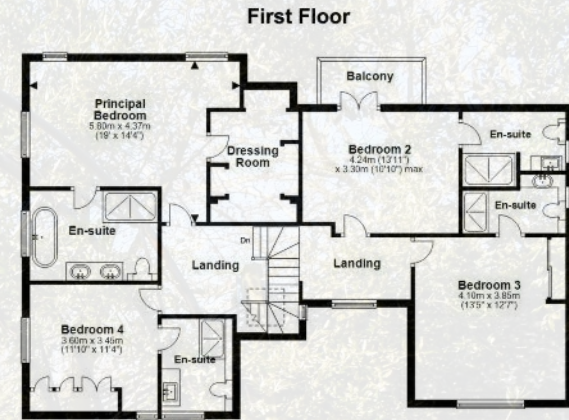
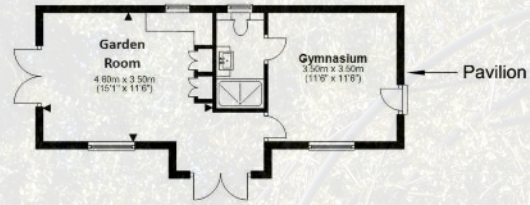
The area is well served by superb local schools including Walhampton, Durlston and Ballard. There is also a railway station at New Milton (3.9 miles) offering direct services to London Waterloo in under 2 hours.

Directions

From Lymington take the main road west towards Christchurch. On arriving in Everton, take the left hand turn signposted to Milford on Sea. Soon after passing the primary school, turn right onto Manor Road and continue for about a quarter of a mile. At the junction with Barnes Lane, turn right and the house will be found on the left hand side after about 200 yards.







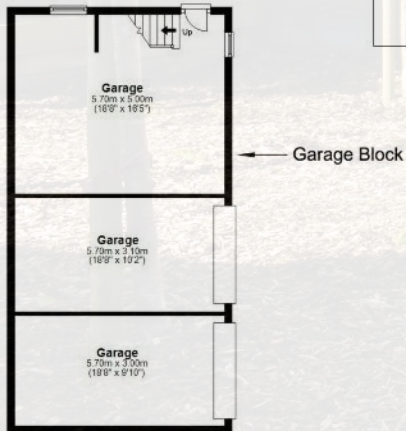
Approximate Gross Internal Areas

House: 339.0 sqm / 3648.9 sqft

Garage Block: 90.2 sqm / 970.9 sqft

Pavilion: 34.8 sqm / 374.6 sqft

**Total Approximate Gross Area:
464.0 sqm / 4994.4 sqft**









Grounds & Gardens

The house is screened from the lane by mature hedging and also enjoys the protection of ancient woodland directly opposite on the other side of the lane.

Approached via a large gravel drive which provides ample parking spaces for many cars. Adjacent to the house is a detached triple garage block with staircase access to a first floor loft room currently providing exceptional storage space and with potential for conversion to other uses subject to the necessary consents.

The garden lies predominantly to the rear and is both level and laid to lawn. There is a large terrace to the rear of the house providing excellent space for relaxing or entertaining. This space is serviced by an extremely impressive garden kitchen which is an extensive covered space incorporating counter tops, cupboards, a fridge and sink as well as a spacious bar. There is ample room for the addition of a full scale barbecue and there is also a dining table fitted with integral grill surfaces.



A path leads down the side of the garden to a secluded seating area adjacent to the Pavilion. This detached building is a delightful focal point, clad in white weatherboarding and with a central clock and black pillars it has the feel of a traditional English cricket pavilion. Inside, it provides a highly modern flexible space with a vaulted full height ceiling and is immaculately finished making it the ideal space for a home office or garden sitting room. This room has French windows opening onto a paved terrace featuring a large fish pond. The space is currently used as a gym and has an adjoining shower room. These features collectively make the Pavilion a highly attractive space.





The town offers an excellent range of schooling, both state and private, catering for all ages.

Services

All mains services are connected.

Superfast Broadband with speeds of up to 80 Mbps is available at the property

Council Tax - Band G

Energy Performance Rating: C Current: 71 Potential: 78

Important Notice

Spencers of Lymington 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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