



# 3 Scholars Retreat

*37 Whately Road, Milford on Sea, Lymington, SO41 0XS*



SPENCERS





## 3 SCHOLARS RETREAT

WHATELY ROAD • MILFORD ON SEA

*Set within an exclusive gated development, this substantial six bedroom property enjoys exceptional, uninterrupted views across the Solent to the Isle of Wight. Scholars Retreat is located in the ever-popular coastal village of Milford on Sea, offering a vibrant lifestyle by the water. The property is offered with no onward chain.*

### Ground Floor

Two Bedrooms both with En Suite Bathrooms • Snug • Cloakroom

### First Floor

Kitchen / Dining Room • Sitting Room • Balcony • Utility • Two Bedrooms • Family Bathroom

### Second Floor

Two Bedrooms • Family Bathroom

### Outside

Double Garage

£1,100,000



6



2



4



## The Property

This substantial home extends to approximately 2,660 sq ft and has been built to an exacting standard. Of particular note is the thoughtfully designed layout, with the principal living accommodation arranged on the first floor to fully capitalise on the exceptional sea views. The main reception room enjoys a striking outlook and opens onto a generous terrace with a retaining balcony, creating an ideal space to enjoy both sunrise and sunset. Double doors also connect the kitchen to this area, allowing the views to be appreciated from within and, when opened, creating a superb open-plan space for entertaining. A strong sense of space is evident throughout the property. While the high-quality finish and outstanding coastal views immediately impress, careful attention has also been paid to practicality.

The home features a useful utility room, along with ample built-in storage. The principal bedroom and bedroom two are located on the ground floor both enjoying the convenience of an ensuite shower room. Unlike many coastal properties, where outlooks can be compromised by car parks or busy promenades during the summer

months, this home enjoys open meadowland between the property and the sea with private access from the rear garden to the coastal path. In addition, the house is set slightly back from the coastline and is naturally sheltered by the lie of the land, offering protection from the elements. The position within the development is both private and discreet. In our opinion, the layout of the property is exceptionally well balanced and would suit buyers seeking generous accommodation without the burden of a much larger home. The bedroom configuration easily accommodates visiting family and guests, while the low-maintenance and secure nature of the development makes the property equally appealing as a second home.





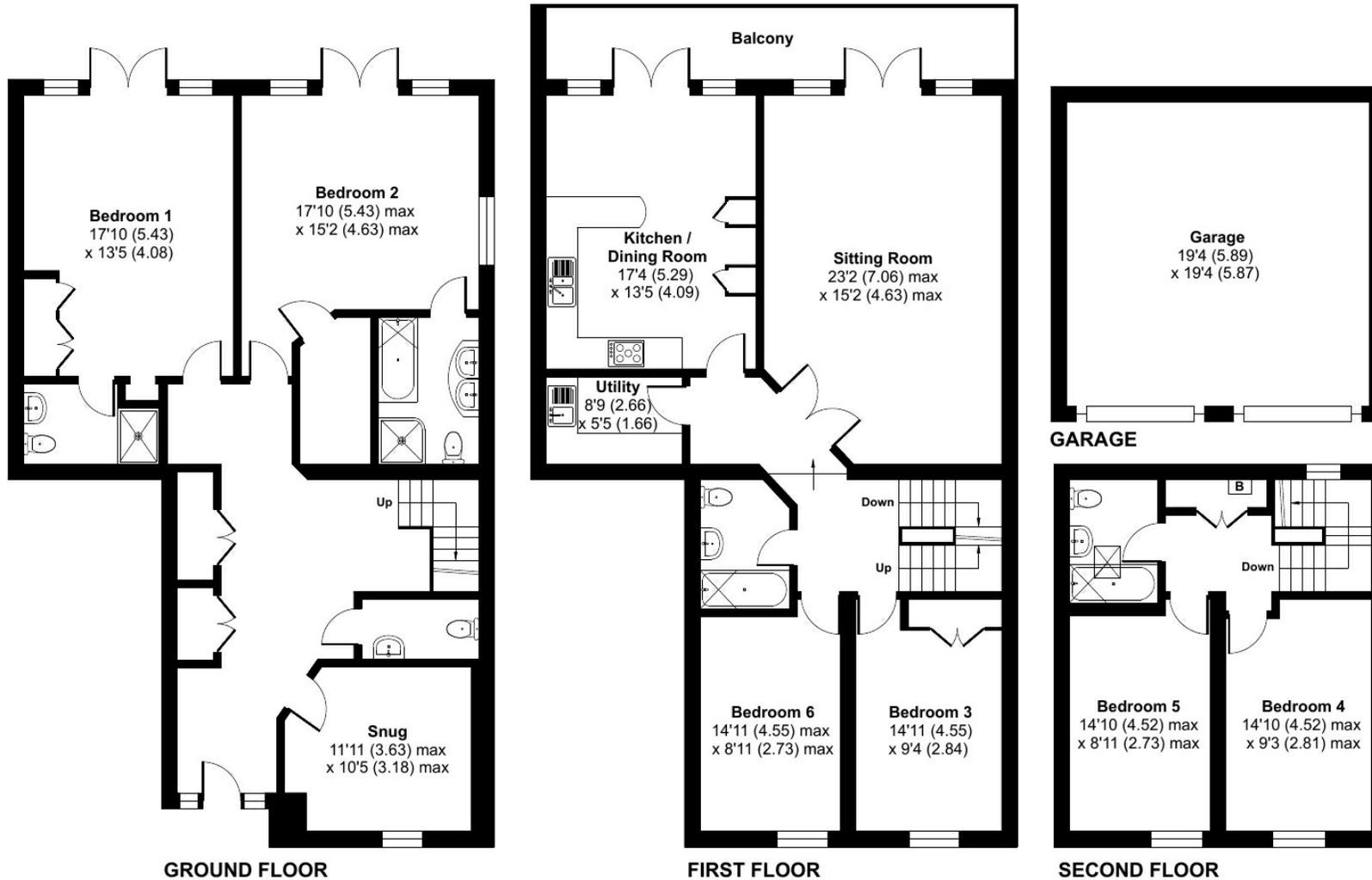
# 3 Scholars Retreat, Whately Road, Milford On Sea, Lymington, SO41 0XS

Approximate Area = 2660 sq ft / 247.1 sq m

Garage = 372 sq ft / 34.5 sq m

Total = 3032 sq ft / 281.6 sq m

For identification only - Not to scale









## Grounds & Gardens

Electrically operated security gates open to a sweeping driveway which leads through the development to the property. The property benefits from a double garage with electric up and over doors and further allocated parking for two cars. There is further plentiful visitor parking. The communal surrounding gardens of the development create a well-tended environment which has matured beautifully over recent years. There is a generous terrace retained by a glass balcony which extends from the living room and affords stunning sea views. To the rear of the property there is a private garden which is laid to lawn and can be accessed from both the principal bedroom and bedroom two.

## The Situation

The property is situated in a highly sought after location enjoying extensive coastal walks with direct private access to the cliff top and within an easy flat walk from the village green. Milford on Sea enjoys an excellent range of local shops and renowned restaurants. The safe bathing beaches fronting Christchurch Bay are only minutes away. The village is situated within a few miles of the Georgian market town of Lymington with its river, marinas and yacht clubs. Lymington railway station has a branch line to the Brockenhurst mainline station which offers a half hourly service to London Waterloo with a journey time of 90 minutes. The village is also in close proximity to both Bournemouth International and Southampton Airports and Southampton Cruise Terminals.

## Directions

From our office in Lymington turn right and continue onto the one way system and keep left on to the Milford Road. At the roundabout take the second exit onto the A337 towards Christchurch. After passing the sign for Everton, take the next turning on the left towards Milford on Sea. Pass through the centre of the village with village green on your left and eventually, with the sea front also on your left, proceed along Cliff Road taking the next turning left into Whately Road and meet the agent at the wrought iron security gates. You will then be taken to park in front of the property.





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C      Current: 80      Potential: 84

Annual Maintenance Charge: Approximately £1,400 per annum to managed common areas including the communal driveway and gardens

Services: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Restrictive Covenants: No holiday letting

Parking: Private driveway & garage

## 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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