



**Freshwater View**

*Kitwalls Lane, Milford on Sea, Lymington, SO41 0RJ*

**SPENCERS**  
COASTAL







*A superb, one-of-a-kind brand new house situated on one of Milford on Sea's most sought after secluded roads. Extending to approximately 4,000 sq ft the house offers spacious and carefully arranged accommodation.*

## The Property

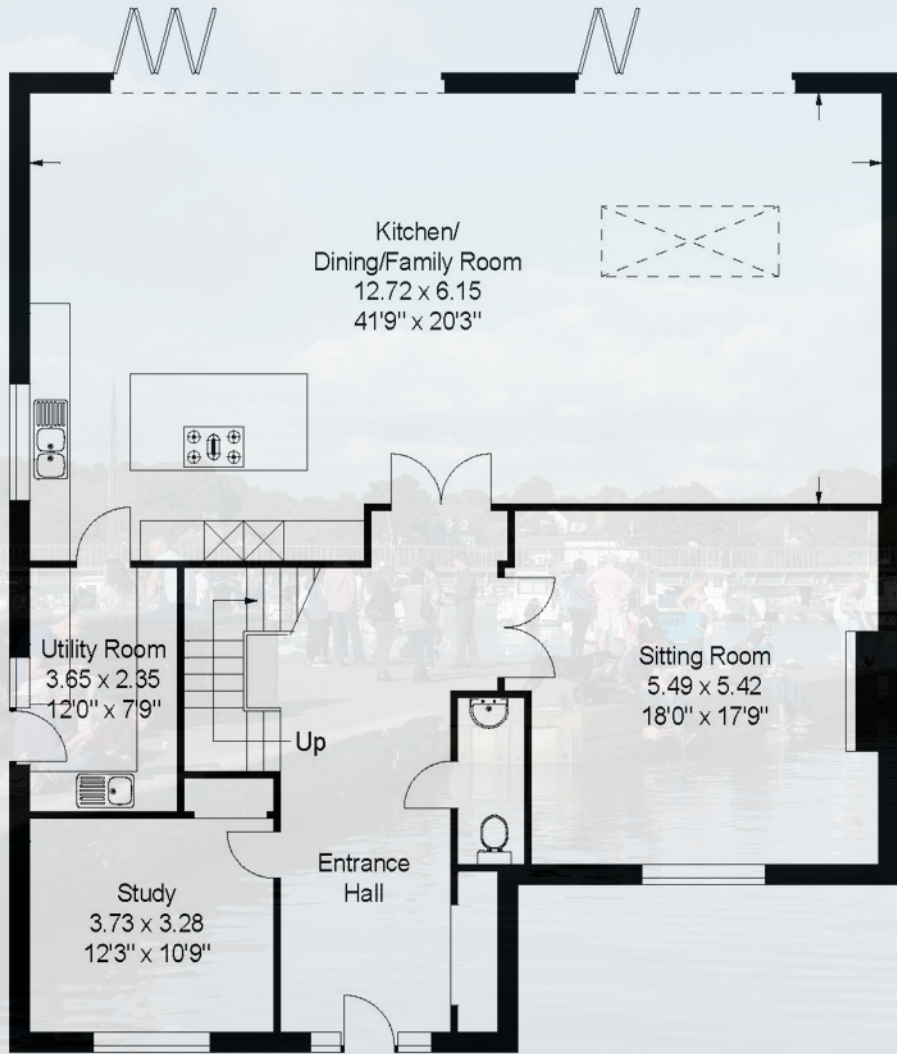
This remarkable brand new house has been designed to fully embrace contemporary lifestyle while remaining true to traditional design aesthetics which combine to create a home that is practical, stylish and extremely comfortable. Light and space has been a key feature of the project which features over-size doors, wide hallways and beautifully proportioned principal rooms. Energy efficiency has been a high priority and the house features both an air source heat pump, solar panels, an EV charging point as well as underfloor heating on both the ground and first floors.

The front door opens to an opulent, welcoming hall with a feature turning staircase leading to the first floor. There is a large study to the front of the house and a separate sitting room complete with fireplace featuring a Chesney wood burning stove. A deeply impressive kitchen / living dining room runs the full length of the rear of the house and is a truly remarkable space for informal dining, relaxing or entertaining on a large scale.

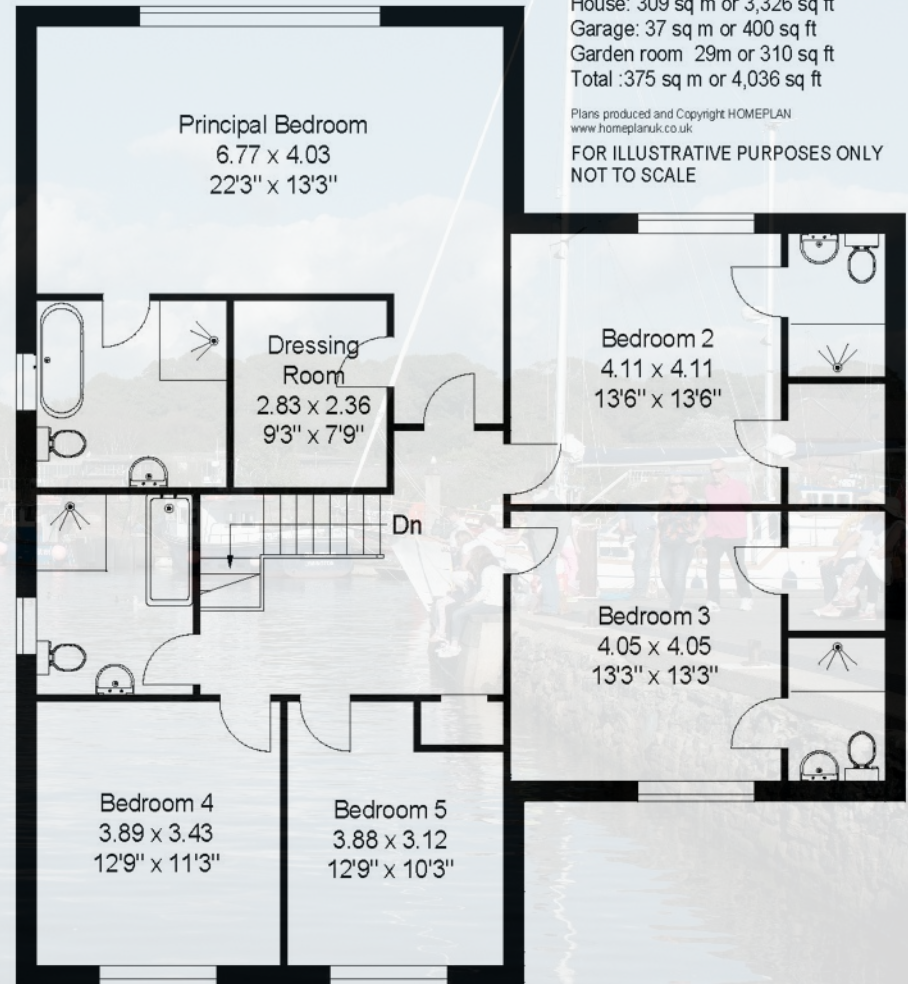
**£2,000,000**







Ground Floor



First Floor

Approximate  
Gross Internal Floor Area  
House: 309 sq m or 3,326 sq ft  
Garage: 37 sq m or 400 sq ft  
Garden room 29m or 310 sq ft  
Total :375 sq m or 4,036 sq ft

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NOT TO SCALE



*The property benefits from a landscaped south facing garden as well as a detached garage and garden room / home office.*

### **The Property continued . . .**

There are two separate wide bi-fold doors opening straight onto the south facing terrace creating a sense of an additional outdoor room in the summer months.

The handmade kitchen, by Stoneham, features a range of high and low level cupboards with integrated Miele appliances as well as a large island incorporating a hob and breakfast bar. A disguised door leads through to a generous utility room with work surfaces, fitted cupboards, sink and back door to outside.

There are five double bedrooms on the first floor. The large central landing provides access to all rooms including the master bedroom which is particularly impressive with vaulted ceilings, an adjoining dressing room and en suite bathroom with freestanding bath and separate shower.

Bedrooms 2 and 3 are of a similar configuration and both feature their own dressing room and en suite shower rooms. Bedrooms 4 and 5 are well proportioned double bedrooms and are positioned adjacent to the family bathroom which has both bath and separate shower.

### **Agent's Note**

Images presented within these particulars have been digitally staged for illustrated purposes only.



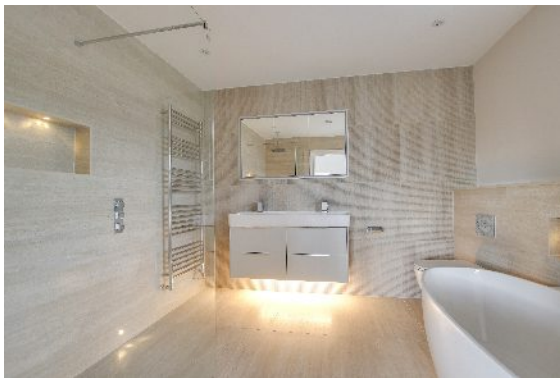


## Situation

Milford on Sea is an extremely popular coastal village offering a range of boutique independent shops, cafes, bars and restaurants as well as a delightful swimming beach and excellent access to the open spaces of the New Forest and sailing facilities in Lymington.

The house sits on a quiet, no-through road and is less than three quarters of a mile on foot, via pleasant paths, from the centre of the village.

There is a primary school in the village and excellent independent schools nearby at Ballard, Durlston (both in New Milton) and Walhampton (nr Lymington). Nearby New Milton Station (4.5 miles) provides regular direct services to London Waterloo taking just under 2 hours.



## Directions

From Lymington, head east on the Milford Road towards Christchurch. On reaching the village of Everton, turn left signposted to Milford on Sea. After passing the school, take the turning on the right into Manor Road and continue for approximately 400 yards before taking the turning on the left into Kitwalls Lane. Proceed round the sharp left hand bend and the house will be found after about 30 yards on the right hand side.





## Grounds & Gardens

The house is approached over a private drive and parking area which lies adjacent to both the house and detached garage. The majority of the gardens lie to the rear. This outside space is beautifully landscaped and with the benefit of a southerly aspect enjoys sunshine all day long. Immediately to the rear of the house is a large paved terrace ideal for outdoor dining. The garden is level and laid mainly to lawn with close board fencing at the borders. In the garden is a fully insulated garden room complete with separate shower room. This building would make an ideal home office, studio or outdoor sitting room.

## Services

Tenure: Freehold

Council Tax: tbc

Energy Performance Rating: tbc

Property Construction: Brick elevations with slate roof

Electric Car Charging Point

Solar Panels

5 Point CCTV

Heating: Air source heat pump. Underfloor heating, first and second floor

Utility Supplies: Mains electricity, gas, water. Private drainage - Green box within the garden which are the controls for the water treatment plant. It is a new system which comes with all the manufactures warranties.

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property

Conservation Area: No

## Important Information

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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