



3 Sharvells Road

Milford on Sea, Lymington, SO41 0PE

SPENCERS
COASTAL





A wonderful opportunity to acquire a substantial period property with a large south facing garden, parking for several cars and a short walk from the popular village and beaches of Milford on Sea.

The Property

The front door opens to an entrance porch beyond which lies an impressive entrance hall with wide stairs leading to the first floor and doors to the principal ground floor reception rooms. Just off the porch is a useful WC which has been designed in an attractive Victoriana style.

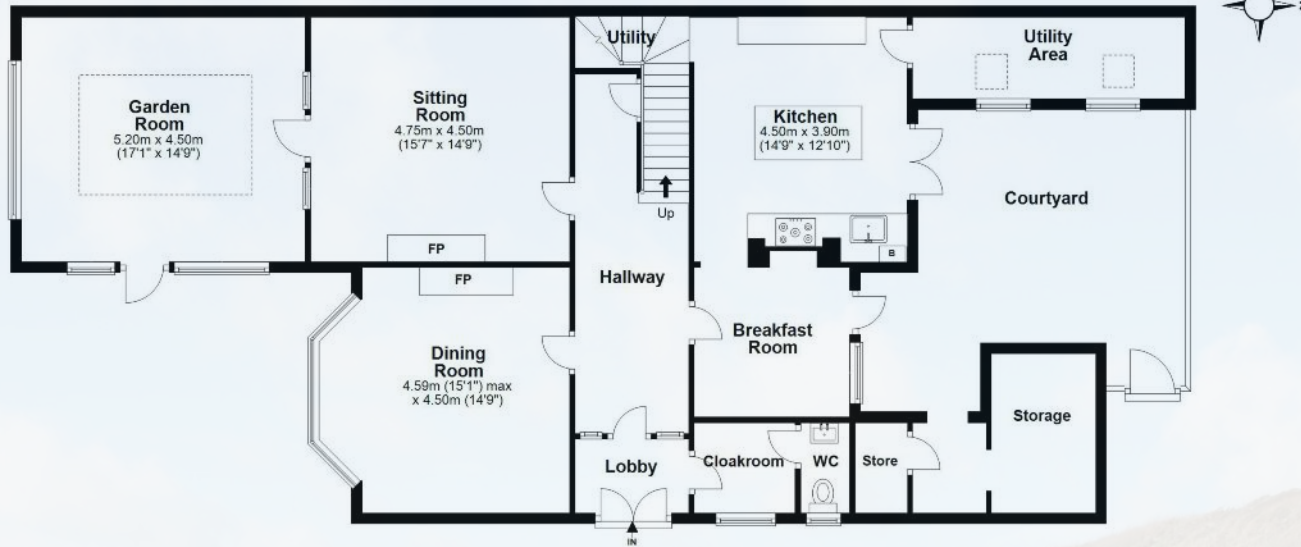
The house combines the grandeur of generously proportioned rooms and large windows with a reassuring solidity that has adapted extremely well to create accommodation ideally suited to modern family life. Every room oozes character with raft of period features including exposed wooden floor boards, beautiful fire places and sash windows.

The kitchen has a separate breakfast room, a large walk in pantry and double doors out to a private courtyard area. The property has been extended to create a large kitchen/dining room enjoying views over the leafy garden. The main sitting room has doors leading into the extension which offers potential to be a wonderful kitchen/dining room.

£1,350,000

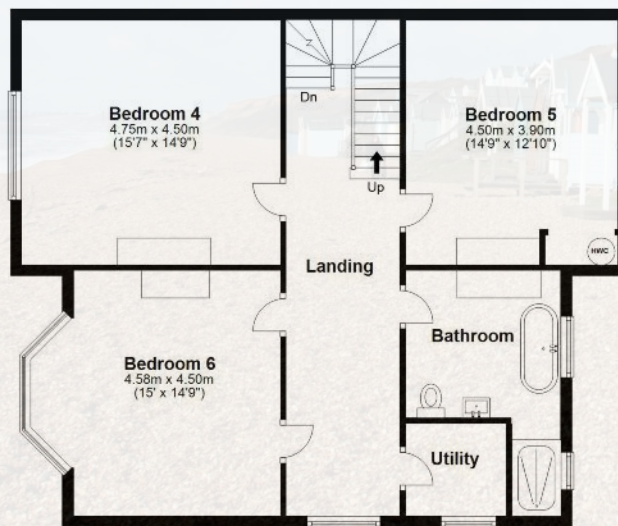
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Ground Floor (excl courtyard)
Approx. 132.5 sq. metres (1426.3 sq. feet)



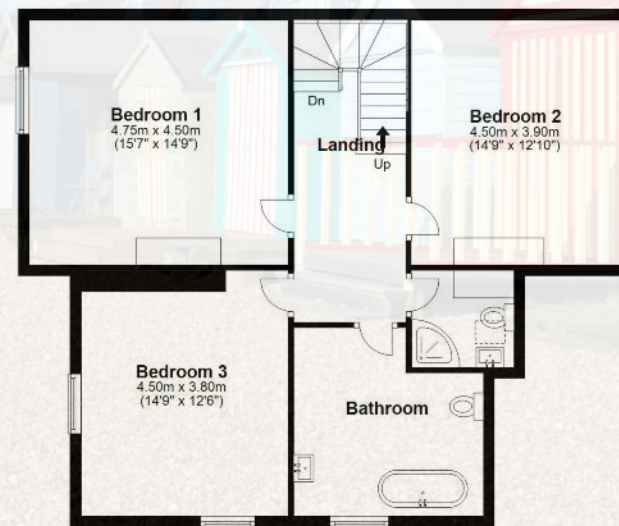
First Floor

Approx. 90.9 sq. metres (978.7 sq. feet)



Second Floor

Approx. 84.2 sq. metres (906.1 sq. feet)



Third Floor

Approx. 22.7 sq. metres (243.9 sq. feet)



Total area: approx. 330.3 sq. metres (3555.1 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





The house offers beautifully presented accommodation extending to 3,555 square feet over three floors.

The Property continued . . .

On the first floor there are three superb double bedrooms all accessed off the large central landing. The landing is also of particular note with a large picture window allowing the natural light to flood through. These three bedrooms are all served by the spacious family bathroom which enjoys a roll top bath and separate wet room shower area. There is also space on this floor for a separate laundry room. From the landing, stairs lead to the second floor where there are three further double bedrooms, a family bathroom and a separate shower room. The third floor offers additional storage space or office area.



Situation

Quite simply, the property benefits from one of Milford on Sea's most sought after locations. Positioned on an extremely popular leafy road the house retains a rural feel with distinct privacy and space from its neighbours while also enjoying convenient access to the centre of the village with its vibrant shops, wine bars and restaurants. There is a woodland footpath beginning just yards from the property which provides a charming peaceful walk direct to the centre of the village just two thirds of a mile away. 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.





Grounds & Gardens

The property is approached via a gravel driveway with ample parking for several cars. The beautiful rear garden enjoys a sunny aspect, facing south with a mature hedging providing a wonderful private oasis. There is a wonderful patio area ideal for entertaining.

Directions

From Lymington head west on the A337 towards Christchurch. On arriving in Everton take the left hand turn signposted to Milford on Sea. As you come into the village, pass the school on the left hand side and then, after the traffic lights, turn right into Manor Road. Continue to the end of Manor Road and as it begins to curve to the left, turn right into George Road. Follow George Road until you come to a T-Junction at which you should turn left and the entrance to the property will be found almost immediately on the right hand side.

Property Video

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





There is an opportunity to complete the rear extension with the addition of a new kitchen.

Services

Energy Performance Rating: E Current: 51 Potential: 76

Council Tax Band: F

All mains services connected

Points of interest

Milford on Sea Primary School	0.8 miles
Priestlands Secondary School	3.5 miles
Durlston Court (Private School)	3.5 miles
Brokenhurst Golf Club	7.5 miles
Brockenhurst Train Station	8.3 miles
Brockenhurst Tertiary College	8.5 miles
Chewton Glen Hotel & Spa	4.8 miles

Important Information

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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