



1 Waters Edge

Milford on Sea, Lymington, SO41 0AQ

SPENCERS
NEW FOREST





1 WATERS EDGE

MILFORD ON SEA • HAMPSHIRE

A rare opportunity to acquire a beautifully presented four bedroom detached house, enjoying a unique location adjacent to Sturt Pond Nature Reserve and the seafront with stunning views towards Hurst Castle and the Solent, with the Isle of Wight beyond.

Ground Floor

Kitchen/ Dining Room • Sitting Room

Study • Bedroom 4 • En Suite • Utility Room • Cloak Room

First Floor

Three Further Bedrooms • En Suite • Jack & Jill Bathroom • Balcony

Outside

Double Garage

£1,550,000 Guide Price



4



2



3



The Property

Double electric gates open into the private development of just 3 houses. The communal drive leads past the double garage with the house occupying a corner plot. A path leads past the lawned front garden, creating an ideal area to sit and relax in private, taking in the easterly views of Hurst Castle.

The front door opens in to the welcoming and spacious hallway with oak flooring. The hall leads into the impressive kitchen/dining room with double doors to the garden, tiled floor, granite work surface and a comprehensive range of fitted units and cupboards. In the kitchen there is an integrated dishwasher, fridge freezer, a Siemens double oven and ample space for dining room furniture with views across the patio and garden. From the kitchen you have access to a utility room which has the fitted wall mounted boiler, plumbing for a washing machine & tumble dryer and a side door giving you access to the front & rear garden.

The sitting room is triple aspect creating an extremely spacious and light room with doors opening up to the front and rear patio. This delightful room features a gas fireplace.

The study is at the front of the house and is a relaxing quiet room with double doors opening to the front garden. The study is fitted with cabinets, bookshelf and desk. Adjacent to the study is the ground floor double bedroom with views to the garden and an ensuite shower room.

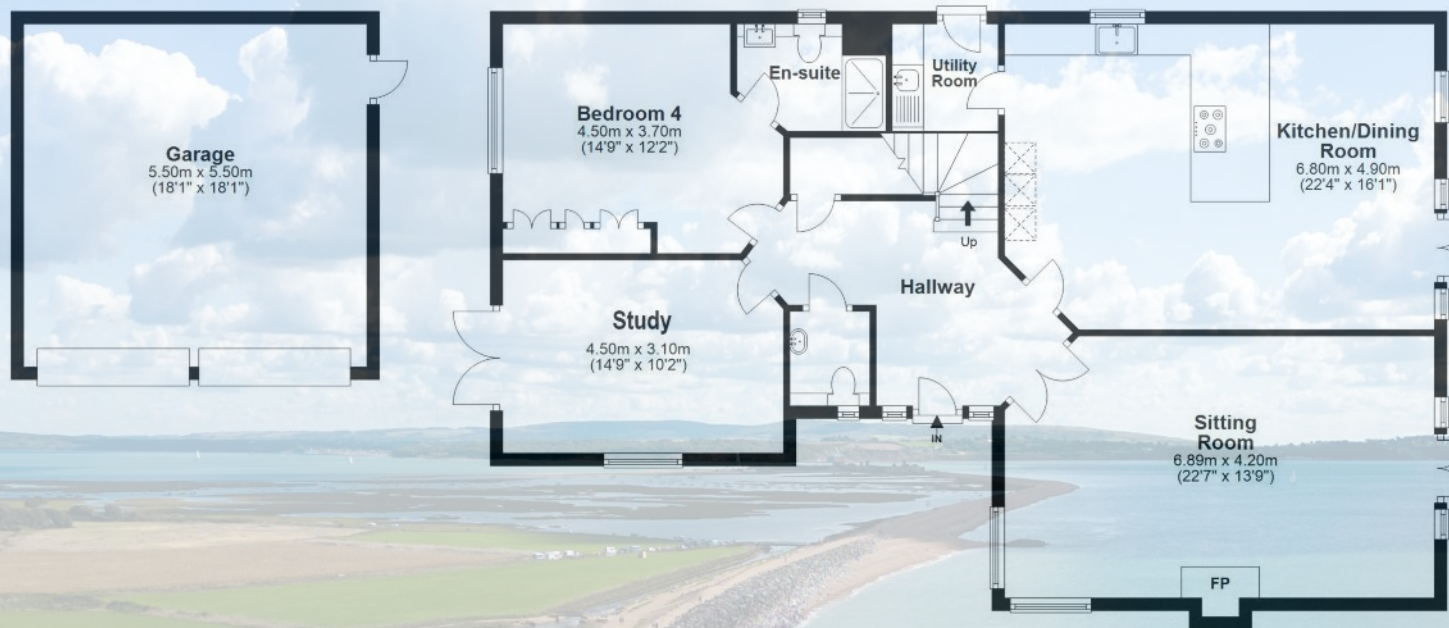
On the first floor there is access to a delightful balcony, which has sensational and expansive views across the nature reserve towards Hurst Castle, the Solent and the Isle of Wight. The master bedroom at the rear of the house has been tastefully designed to include a large jack and jill en-suite bathroom and extensive built in wardrobes. Bedroom two is positioned at the front with a range of fitted drawers and wardrobes as well as an ensuite shower room. The third bedroom, also a double, has garden views and additional fitted wardrobes. On the landing there are also two cupboards, one walk in airing cupboard with shelving and an additional storage cupboard.

Overall this is a beautiful generous family home, securely located behind private gates, set back from the water front and presented throughout in excellent order.





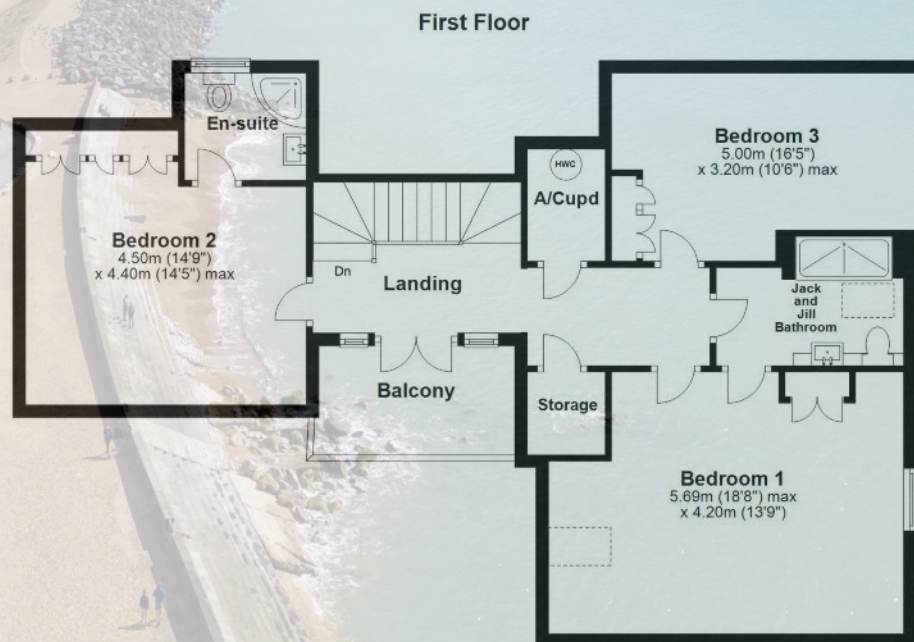
FLOOR PLAN



Approx Gross Internal Areas

House: 197.5 sqm / 2125.8 sqft
Garage: 30.3 sqm / 326.2 sqft

Total Approx Gross Area:
227.8 sqm / 2452.0 sqft







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Set in a small discrete gated development the house has ample off-road parking and a detached double garage with landscaped lawned gardens.

Grounds & Gardens

Waters Edge is approached from Hurst Road via a brick paved private driveway through electronically operated gates. When you pass the gates you have a detached double garage to the left side with parking for two spaces at the front. Within the garage there is power connected, if you wish to connect an electrical charging point. There is also an electrically operated door.

maintenance, laid to lawn with a patio area accessed from both the lounge and kitchen and a raised patio at the end of the garden with a timber summerhouse with ample garden storage behind.

The front garden is between the garage and the main house and is facing directly south and benefits from views towards the Isle of Wight overlooking the Solent. The rear garden is a particularly good size and has been designed for low



The Situation

Situated in a prime location in Milford on Sea which is a thriving coastal village positioned between the Georgian market towns of both Lymington and Christchurch. This popular village has an excellent wine bar, a variety of boutique shops, several high-quality restaurants, three pubs, doctors and dentists surgeries, a thriving tennis/squash club and a lively, ever active Community Centre. It is arguably one of the most sought-after villages on the South Coast with a vibrant community focussed around the lifestyle offered by the beautiful and varied surrounding area. The beaches offer crystal clear waters, making them ideal for swimming and water sports. The picturesque hamlet of Keyhaven is close by with two sailing clubs and river moorings. The deep-water marinas of Lymington, with world-class yachting facilities, are within only 4 miles. The wide open spaces of the New Forest National Park lie just to the north and offer endless walks and numerous cycle paths.

Directions

From our office in Lymington turn right and continue up the High Street passing through the one-way system at the top of the High Street bear left, following signs for Christchurch. After approximately 3 miles, take the turning left, sign-posted Keyhaven and Milford on Sea, onto the Lymington Road (B3058). Stay on this road, when you approach the village green take the next left onto Church Hill with the green on your right side, at the bottom of Church Hill take a left onto the High Street for a short distance, then a right onto Sea Road. Proceed to the end of Sea Road and take a left onto Hurst Road. continue onto Hurst Road for a further 200 yards going towards the Lighthouse cafe, where the entrance to Waters Edge will be found on the left hand side.



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

Services

Energy Performance Rating: C Current: 78 Potential: 85

Council Tax Band: F

All mains services connected

Points Of Interest

Milford on Sea Primary School	1.1 miles
Durlston Court School (Private)	3.9 miles
Waitrose Lymington	4.0 miles
Pebble Beach Restaurant	3.6 miles
Barton on Sea Golf Club	3.1 miles
Brockenhurst Train Station	8.6 miles
Brockenhurst Tertiary College	8.9 miles

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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