



2 Efford Farm Cottages

*Milford Road, Lymington, SO41 0JD*



SPENCERS









*A charming and beautifully presented period New Forest cottage which has been lovingly extended and improved by the current owners.*

### The Property

This beautiful, double fronted period cottage is a quintessential example of 19th Century houses in the area. In recent years the house has been comprehensively updated and extended by the current owners to provide extremely welcoming and comfortable accommodation over two floors.

The front door opens to an entrance hall which leads to a particularly bright and spacious open plan kitchen / living / dining room which has a triple aspect and wood burning stove as well as a modern 'Neptune' fitted kitchen with a range of integrated appliances, a central island and views across the garden to open countryside beyond. From the kitchen area, double doors open on to a delightful garden room which offers direct access to the garden and open rural views. Also on the ground floor is a separate sitting room with an open fire, a downstairs wc and a utility room with work surface, sink and space for a washer / dryer as well as a back door to outside.

**£895,000**

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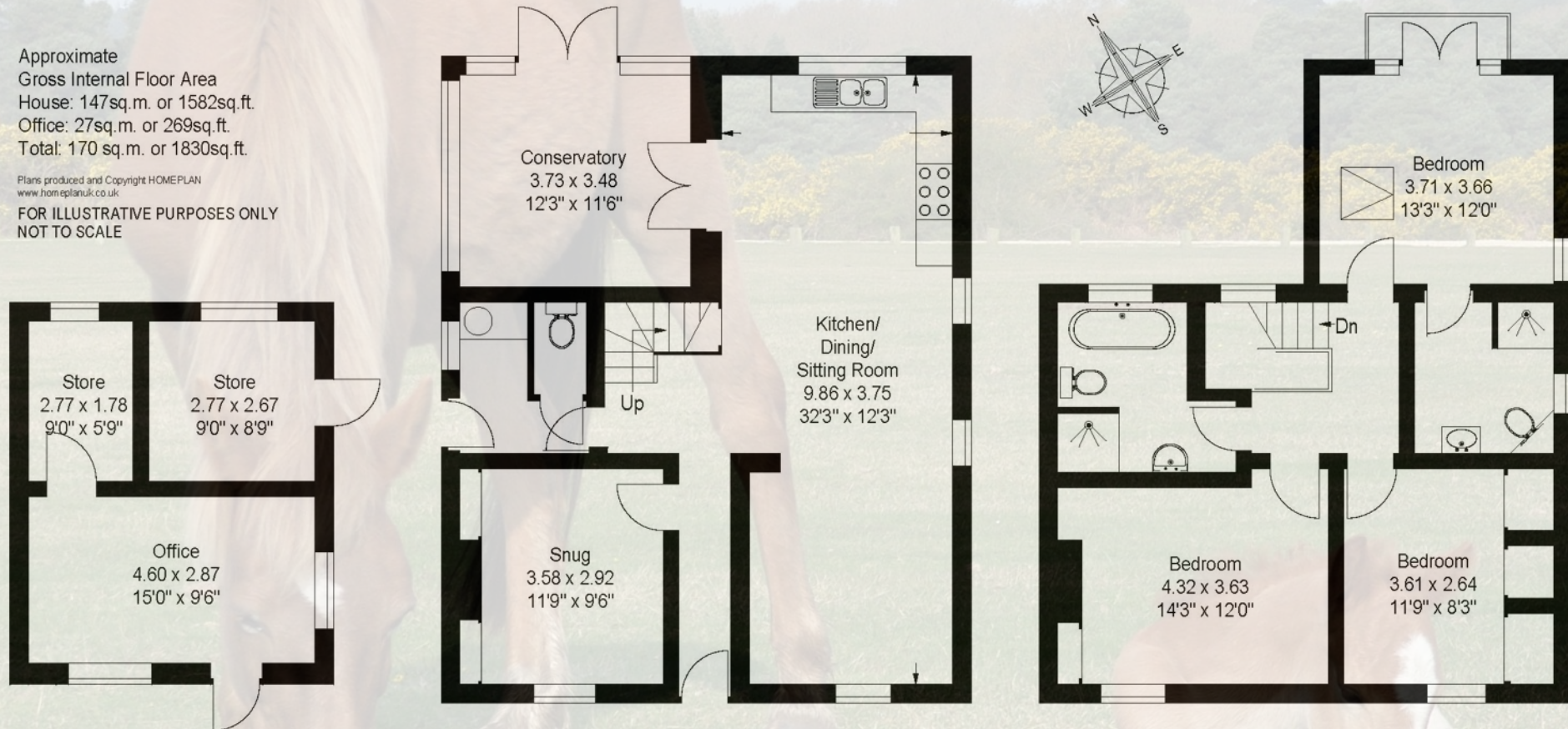


## FLOOR PLAN

Approximate  
Gross Internal Floor Area  
House: 147sq.m. or 1582sq.ft.  
Office: 27sq.m. or 269sq.ft.  
Total: 170 sq.m. or 1830sq.ft.

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*The house enjoys a delightful rural outlook to the rear as well as having a large garden, ample private parking and a generous home office & store room.*

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

On the first floor a central galleried landing opens on to the three double bedrooms and family bathroom. The main bedroom, which has an en suite shower room with underfloor heating, has a wonderful vaulted ceiling providing a unique sense of space and light which is enhanced by the full height French windows, flanked by glazed panels, opening onto a small balcony. The views from the main bedroom across the garden to the open country beyond are extremely special. Bedroom 2 is a good double room with plenty of built in wardrobes providing ample storage space. The left hand cupboard contains the large pressurised hot water tank and pressure tanks, as well as the controls for the solar panels on the roof which partially heat the hot water. The third bedroom, also a double, has an attractive period feature fireplace flanked by book shelves. The family bathroom is spacious with a free-standing, roll-top bath and separate shower.

### **Directions**

From Lymington, take the road west towards New Milton and Christchurch. After leaving Pennington the road drops down and crosses the river. As the road starts to rise, turn right at the sign for Efford Park. Follow the road round to the left and then round to the right. The house will be found on the right hand side.





## Grounds & Gardens

The house is approached via a central pedestrian garden gate with a wide vehicular access to the parking area to the left hand side. From the pedestrian gate a path leads through the front garden which is laid to lawn with attractive mature planting including a specimen magnolia.

There are parking spaces to the side of the front garden and access continues down the side of the house to an extensive rear garden with open views over the pasture land immediately behind the property. There is a terrace to the rear of the house beyond which the gardens which are laid to lawn, slope down very gently towards a small pond and separate outbuilding which contains a large home office suitable for two people, and two large store rooms. There is also a log store on the southern boundary. In all about 0.25 acres.



## Situation

Efford is a small hamlet on the outskirts of Lymington and is surrounded by open fields of the New Forest National Park and there are numerous footpaths from Efford leading to the coast, sea path walks and Lymington itself. Lymington is a historic market town with a strong link to the Solent with its numerous, marinas and sailing clubs. The town's busy High Street hosts a variety of boutiques and larger chain stores as well as a weekly Saturday market. The open spaces of the New Forest National Park provide endless walks and cycle paths while the beautiful south coast shoreline is ideal for recreational villages with swimming beaches at the nearby village of Milford on Sea. Direct rail services run to London Waterloo from New Milton (5 miles) in just under 2 hours and from Brockenhurst (6 miles) in 1h 40m.





## Services

Tenure: Freehold

Council Tax - C

EPC - D      Current: 68      Potential: 78

Property Construction: Brick faced elevations and slate roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: FTTC, the current owners pay for fibre to the cabinet (FTTC) and then copper pair to the house. Basic broadband speeds of up to 11 mbps are available at this property but with FTTC you currently get between 25 to 30+ mbps download speeds.

Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing intermittent signal strength.

Conservation Area: Yes

Easements: The property is subject to an easement (rights) allowing access for the adjacent office building repairs with notice.

Parking: Private driveway and on street parking

## 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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