



3 Shorefield Way

Milford on Sea, Lymington, SO41 0RW

SPENCERS
COASTAL





Situated in one of the most desirable areas of Milford on Sea, this charming three-bedroom detached residence presents an ideal family home.

The Property

The heart of the home, the L-shaped living dining room provides a versatile and inviting space for both relaxation and entertainment. Adjacent to this space is a delightful conservatory, seamlessly connecting the indoor and outdoor living areas.

The recently fitted kitchen boasts a contemporary design and features a range of integrated units, combining style with functionality. A convenient side door from the kitchen leads to a private garage driveway, providing ample parking space and linking to the double garage.

Adjacent to the kitchen is a convenient dry storage and utility space, accommodating a washing machine and tumble dryer. Ascending the staircase from the hallway leads to the landing, providing access to the roof space, an airing cupboard, and an additional cloakroom.

£1,100,000

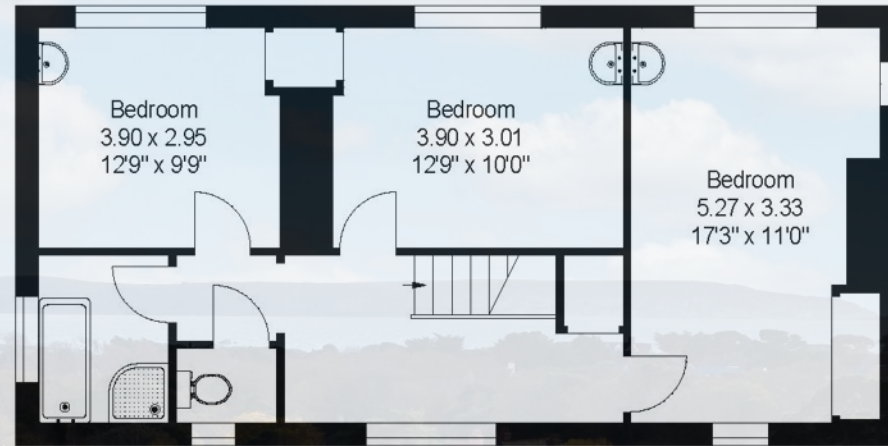


FLOOR PLAN

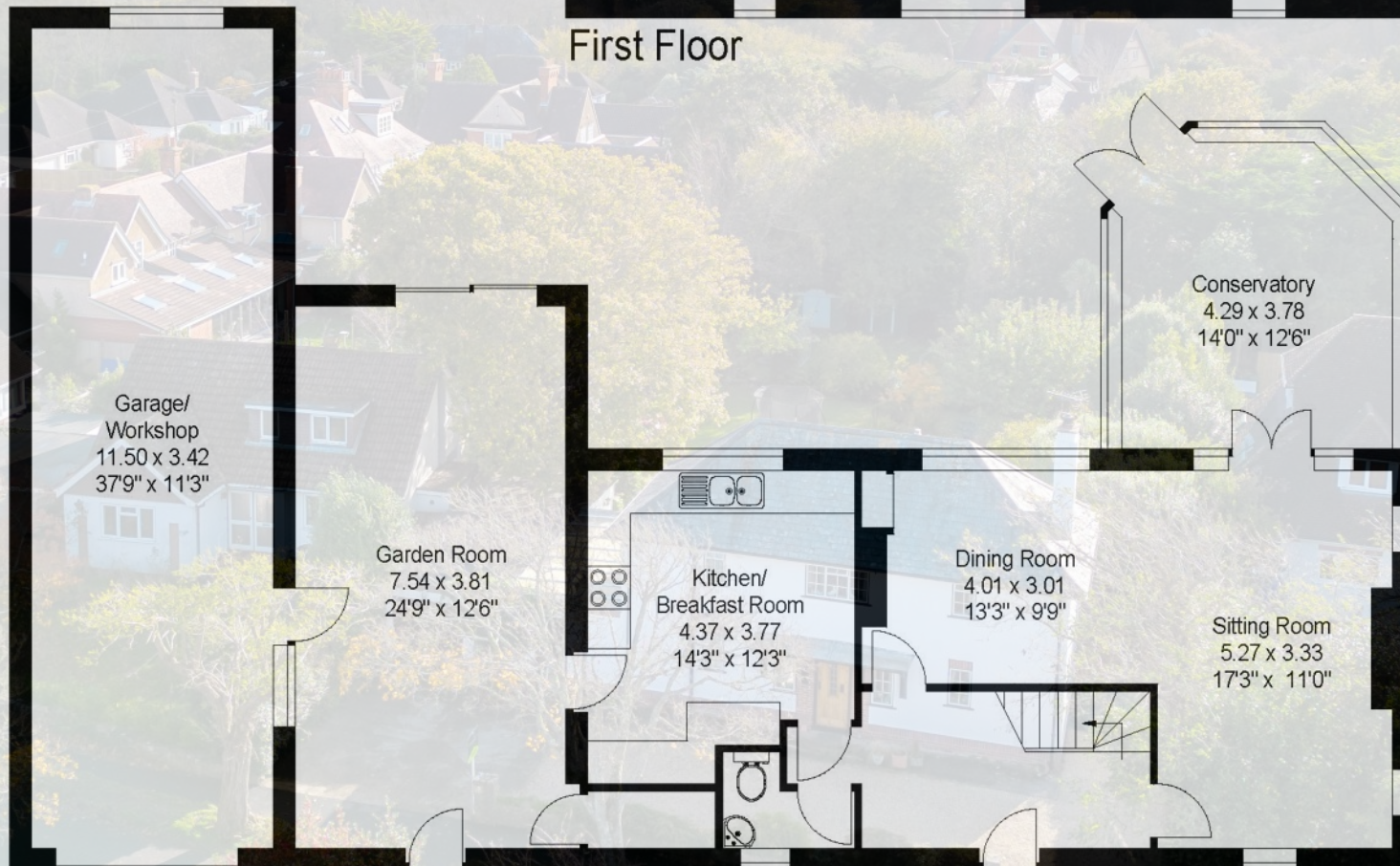
Approximate
Gross Internal Floor Area
Total: 209sq.m. or 2250sq.ft.
(Including Garage)

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



First Floor



Ground Floor



Featuring three generously sized bedrooms, a spacious south-facing garden, ample parking, and a double garage, this property boasts a perfect blend of comfort and convenience.

The Property continued . . .

The primary bedroom, a spacious double, boasts delightful garden vistas, along with a wash basin and built-in wardrobes. Bedroom two features a vanity unit with a tiled backdrop and a single wardrobe. Bedroom three, presently utilized as a flexible bedroom/study, includes a vanity unit. The family bathroom encompasses a bath, a curved shower enclosure, and a heated towel rail. The property is equipped with a BWT water softener for added benefit.



Situation

Situated within the heart of the thriving coastal village of Milford on Sea, positioned between the Georgian market towns of both Lymington and Christchurch. This popular village has a variety of boutique shops, several high-quality restaurants, three pubs, a tennis/squash club and a lively, ever active Community Centre. It is arguably one of the most sought-after villages on the South Coast. The beaches offer crystal clear waters, making them ideal for swimming and water sports. The picturesque hamlet of Keyhaven is also within an easy walk from the property and has two sailing clubs, river moorings and offers the opportunity to enjoy a range of water sports. The deep-water marinas at Lymington, where there are world-class yachting facilities, are within only 6 miles. The New Forest National Park is also within a few miles offering extensive walking and riding throughout.



Grounds & Gardens

To the front of the property, there is ample parking and access to the double-length garage. The garage includes a workshop space at the rear and a door leading to the dry storage area, which, in turn, has doors opening to both the front and rear garden. The property's garden is a notable highlight, providing exceptional privacy with mature trees and hedges along the boundaries. The majority of the garden is laid to lawn, and there is an additional garden to the rear featuring a greenhouse, a storage shed. Adjacent to the conservatory, there is a paved terrace that overlooks a charming pond with a small island and a seating area.

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, passing the village green on your left and then take the next fork right into Barnes Lane. Proceed up the hill and take the third left turning into George Road and proceed along and around the left bend, then the next right onto Shorefiled Way, where the property will be found on the left hand side.

Property Video

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





Additionally, there is potential for expansion, making it a versatile and accommodating property.

Services

Energy Performance Rating: D Current: 63 Potential: 78
Council Tax Band: F
All Mains Services Connected

Points of interest

Milford on Sea Primary School	0.6 miles
Priestlands Secondary School	3.3 miles
Durlston Court (Private School)	3.5 miles
Brockenhurst Train Station	8.1 miles
Brockenhurst Tertiary College	8.4 miles
Chewton Glen Hotel & Spa	4.9 miles

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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