



14 Shorefield Way

Milford on Sea, Lymington, SO41 0RX



SPENCERS





14 SHOREFIELD WAY
MILFORD ON SEA • LYMINGTON

A stunning newly built two double bedroom detached bungalow, beautifully finished and thoughtfully designed to offer a stylish yet highly practical home. The property features a open plan living, double garage, a versatile garden office or gym, ample off-street parking, and eco-friendly touches such as solar panels and an air source heat pump. Ideally located within walking distance of village amenities and the sea, this home combines contemporary comfort with coastal convenience.

The Property

Reception Hall • Kitchen / Dining / Living Room • Utility Room • Principal Bedroom with Dressing Room and En Suite • Bedroom Two • Family Bathroom • Cloakroom

Outbuildings

Garage • Study / Gym

£1,500,000





The Property

Upon entering the property, you are immediately struck by the impressive reception hall, featuring a vaulted ceiling, herringbone flooring, and expansive glazing that offers views of the attractive garden and courtyard. The space is flooded with natural light, and the hallway provides useful fitted storage for coats and shoes, as well as access to all main rooms. The large, triple-aspect open-plan kitchen, dining, and sitting area serves as the heart of the home. It boasts modern living at its finest, with a generous kitchen island with seating—perfect for cooking and entertaining—alongside a contemporary shaker-style kitchen fitted with an array of integrated Miele appliances, including ovens, a microwave, warming plate, induction hob with integrated extraction, fridge/freezers, and a wine fridge. A door leads to a separate utility room with additional storage cupboards, a convenient WC, and access to the rear garden.

The bedrooms are thoughtfully positioned on the opposite side of the property, providing privacy and comfort. The principal suite is located at the rear and features an impressive vaulted ceiling, large sliding doors opening onto the courtyard, and an electric skylight. Generously proportioned, it includes a walk-in

dressing room and a spacious ensuite shower room with a walk-in shower and twin basins. The second bedroom is also sizable and benefits from access to the large family shower room. Additionally, the property offers a substantial walk-in boiler room housing the pressurized water cylinder, as well as a loft hatch with a ladder leading to a generously boarded loft. Sustainable and cost-efficient features include solar panels on the garage and an air source heat pump, making this property economical to run.



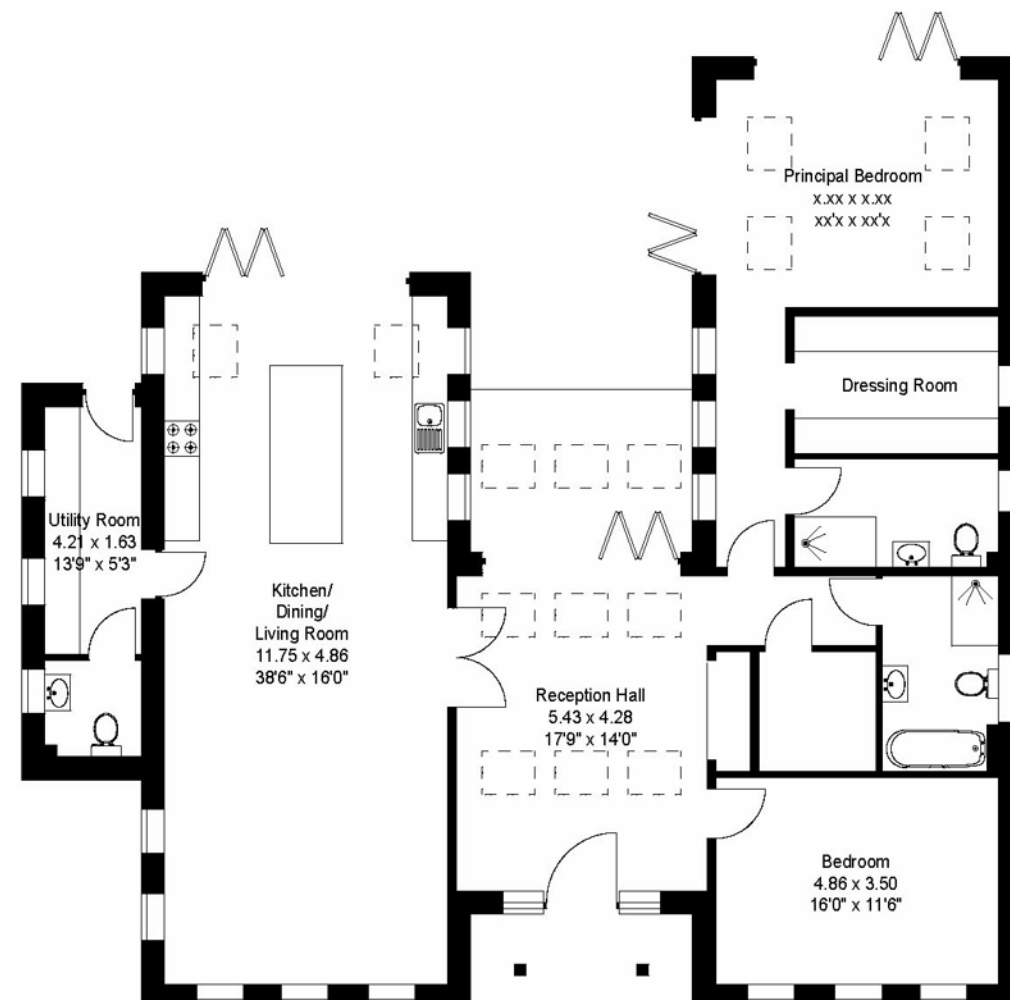
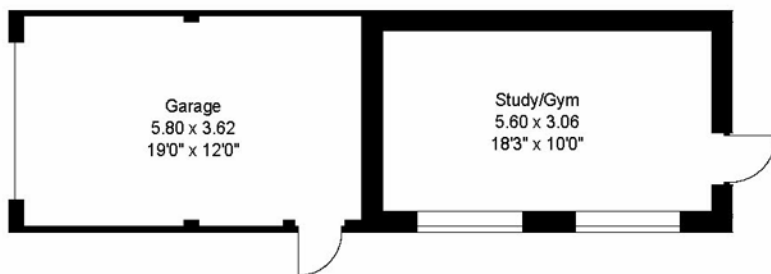


FLOOR PLAN

Approximate
Gross Internal Floor Area
House: 170sq.m. or 1830sq.ft.
Study/Gym: 18sq.m. or 194sq.ft.
Garage: 21sq.m. or 226sq.ft.
Total:: 209sq.m. or 2250sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE









Grounds & Gardens

Situated on a corner plot, the garden is generous and wraps elegantly around the property. Carefully landscaped, it features an evergreen hedge that provides privacy and a sense of seclusion. The lawn is well-maintained, complemented by a gated driveway leading to the garage. A paved path connects the garage to a versatile home office, offering excellent additional accommodation. The garden is designed with entertaining in mind, featuring a large gazebo and a covered outdoor seating area equipped with heaters, allowing enjoyment of the space throughout the year.



The Situation

Milford on Sea is one of the area's most popular villages enjoying glorious swimming beaches, close proximity to the open spaces of The New Forest and a vibrant village green surrounded by cafe's, wine bars, restaurants and boutiques. The village has an excellent primary school with nearby prep schools at Durlston and Ballard in nearby New Milton which also has a mainline railway station providing direct services to Waterloo in just under 2 hours. The open spaces of the New Forest National Park lie to the north of the village and provide excellent opportunities for walking, cycling and general recreation. The nearby market town of Lymington (4 miles to the north east) offers a wider range of facilities as well as numerous sailing clubs and marinas.



Additional Information

Tenure: Freehold

Council Tax: F

EPC: D Current: 59 Potential: 80

Property Construction: Brick elevations with slate roof

Utilities: Mains electric, water and drainage. The property also benefits from solar PV panels and storage batteries. There is no mains gas supply.

Heating: Electric

Broadband: Cable broadband. Broadband with speeds of up to 65mbps is available at this property.

Electric Vehicle (EV) Charging Point: Yes

Parking: Private driveway and garage



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 Shorefield Way. After about 50 yards there is a T-junction. Turn left there and proceed round to the right. The property will be found on the corner as the road bends to the right hand side.

Important Notice

Spencers 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:

74 High Street, Lymington, Hampshire, SO41 9AL

T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk