



79 Downton Lane

Downton, Lymington, SO41 0LG

SPENCERS
COASTAL





An immaculately presented five bedroom detached 1920's property, sitting on a good size plot of just under half an acre. The property is located on the outskirts of Milford on Sea, within walking distance of the beach.



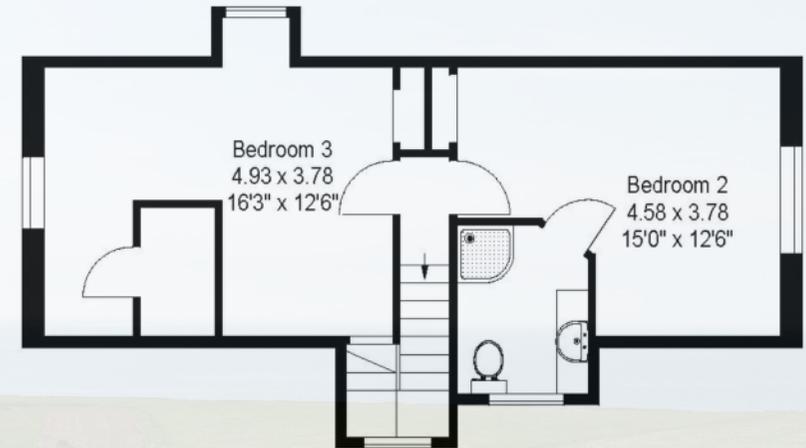
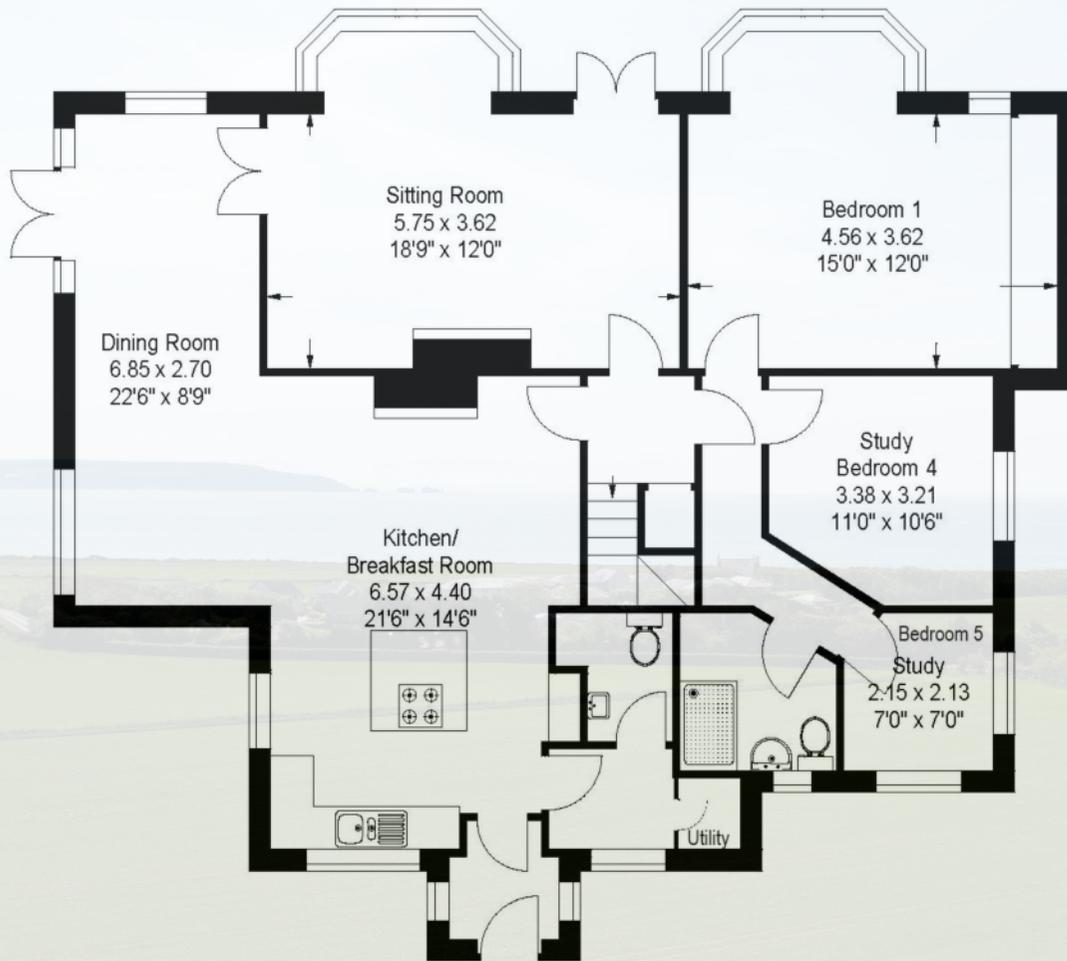
The Property

Accessed through the front porch, you'll find yourself in the open-plan family kitchen room. Traditional stone tiles grace the flooring, enhancing the charm of the space, while the kitchen itself boasts modern conveniences such as an island with gas rings and two integrated ovens. A captivating fireplace with a log burner serves as a cozy focal point between the dining area and kitchen, creating an inviting area for socialising and relaxing. From the dining area there are French doors leading onto the garden patio, seamlessly blending indoor and outdoor living.

OIEO £995,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 173sq.m. or 1862sq.ft.

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

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



“

The property boasts a large open planned family dining area, a beautiful garden and five generous size bedrooms.

The Property continued . . .

Flowing effortlessly from the dining area is the spacious sitting room, characterized by lofty ceilings and a bay window offering garden views. Here, another log burner adds warmth and charm, accompanied by bespoke built-in book shelving.

Beyond the sitting room lies the hallway, leading to the ground floor main bedroom boasting large built-in wardrobes and stunning bay windows overlooking the garden. A study room, which could double as a fourth bedroom along with a single fifth bedroom which could also be used as a study. This part of the house could easily be converted into annexe accommodation. The ground floor also benefits from a utility laundry room and a toilet.

Ascending the stairs, the first floor reveals two more generously sized bedrooms and an additional bathroom.



Grounds & Gardens

The property is set in a delightful garden of just under half an acre. There is also a further parcel of land adjacent to and owned by this property which measures .26 of an acre. At the front of the property is a gravel parking area for ample parking and a detached outbuilding. The garden wraps around the house with lovely lawns, mature planting, flowers, shrubs and bushes.

Situation

Downton is a delightful hamlet with a lovely local pub, the Royal Oak and is only a short distance from the cliff top walks leading to Milford on Sea, considered one of the area's prime hot spots. There is easy access to the town of New Milton, the New Forest with extensive walks and riding opportunities and Lymington, a vibrant Georgian market town with train service to Brockenhurst mainline station, nearby Keyhaven has a yacht and dinghy sailing club and there are local beaches for bathing and water sports.



Directions

From Lymington, take the Christchurch Road (A337) to Downton and take a left turn immediately before the Royal Oak pub on the left hand side. Proceed along Downton Lane for approximately 1 mile and the entrance to the property will be on the left hand side before the turning into lavender House.



This popular coastal village is centred around a delightful green, offers a selection of highly regarded bistros and restaurants, and an 'outstanding' primary school.

Services

Energy Performance Rating: D Current:59 Potential: 76

Council Tax Band: G

Private drainage

Mains gas and electricity

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk