



Daneswood

*Blackbush Road, Milford on Sea, Lymington, SO41 0PB*



SPENCERS









DANESWOOD

## BLACKBUSH ROAD • MILFORD ON SEA

*A very well proportioned and exceptionally spacious four bedroom family house positioned on a quiet leafy no-through lane on the edge of the village and less than a mile from the beach and the cafes, deli and restaurants around the village green. The house offers very generous accommodation all rooms have high ceilings and most overlook the west facing landscaped gardens. There is extensive parking as well as a double garage block and summerhouse.*

### Ground Floor

Kitchen/Breakfast Room • Dining Room • Sitting Room • Conservatory • Snug • Study • Utility Room • Cloakroom

### First Floor

Principal Bedroom with Dressing Room & En Suite • Bedroom Two with En Suite • Two Further Bedrooms • Family Bathroom

### Outbuildings

Double Garage • Summerhouse

**£1,650,000**





## The Property

Built approximately 30 years ago this impressive detached house offers room proportions exceeding those of most houses being built today. All the reception rooms are particularly generous and are further enhanced by high ceilings and large windows. The builders intended this property to set the standard for design and space and incorporated superb features such as the curved sweeping staircase leading to the galleried landing and a beautiful triple aspect sitting room with separate dining room, drawing room and study. This glorious family home nestles moments from the Forest, beach and centre of Milford on Sea.

kitchen itself includes fitted high and low level units. In addition, there are integrated appliances and a peninsula unit with a hob and extractor fan over. The bright breakfast area has double glazed doors leading to the side garden. Off the kitchen is a utility room with fitted cupboards and a back door. A further door from the kitchen leads back into the reception hall and lobby where there is a study, a cloakroom and a cloaks cupboard.

Upstairs a galleried landing provides access to all rooms. The principal bedroom has an adjoining dressing room with an ensuite bathroom and an additional shower. The guest bedroom has fitted cupboards and a large ensuite shower room. There are two further double bedrooms and a contemporary family bathroom.



The front door opens to a stunning reception hall, the centrepiece of which is a remarkable curving staircase leading to the first floor. A door to the right opens on to a large triple-aspect sitting room overlooking the front, rear and side gardens. There is a deep and wide feature fireplace with an inset gas flame fire. This room opens to a bright conservatory with doors onto the rear garden. Glazed double doors lead to a spacious dining room which flows through to the immaculate kitchen breakfast room. At one end of the kitchen and leading on to the rear garden is a comfortable snug/tv room again with double doors on to the garden. The











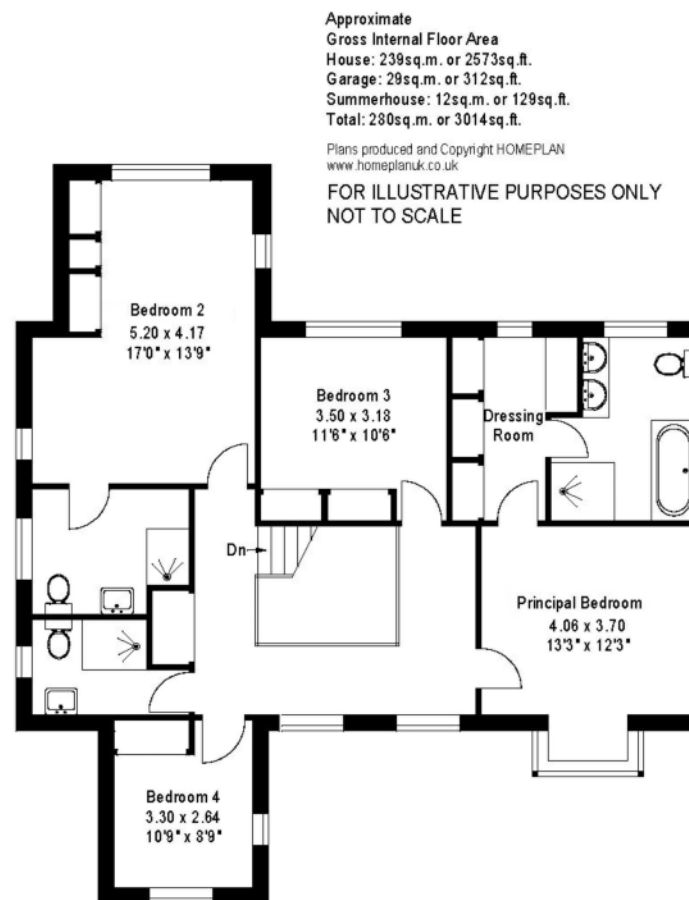
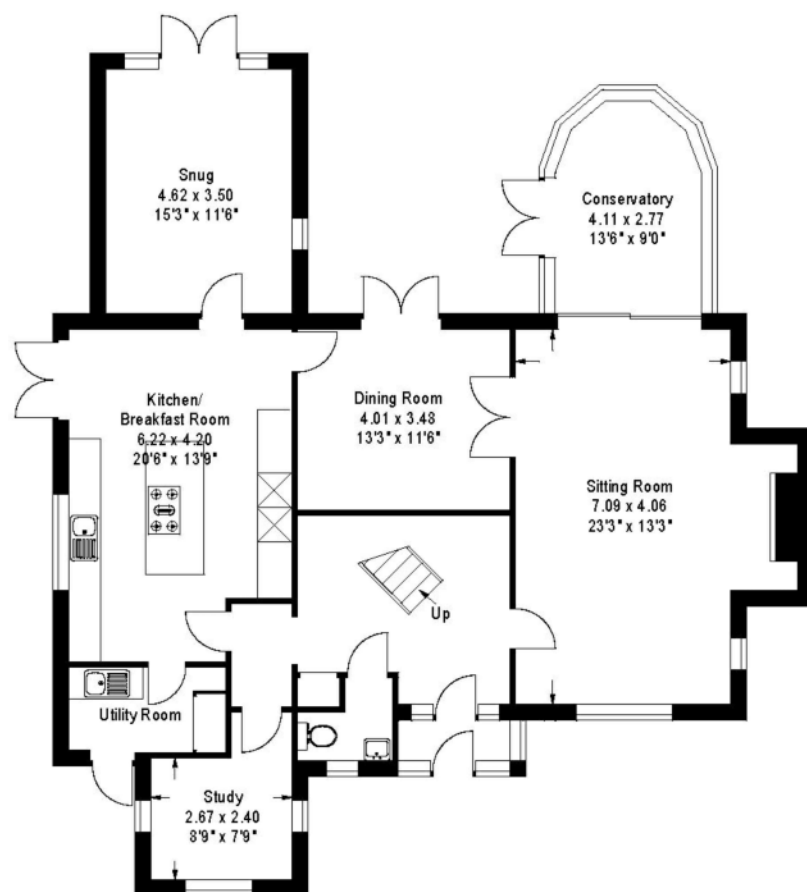








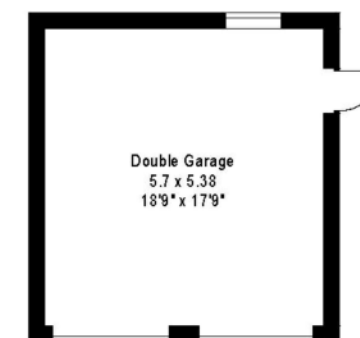
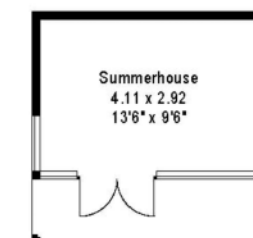
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 239sq.m. or 2573sq.ft.  
Garage: 29sq.m. or 312sq.ft.  
Summerhouse: 12sq.m. or 129sq.ft.  
Total: 280sq.m. or 3014sq.ft.

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## Grounds & Gardens

The house is approached by a gravel drive which opens into a large parking area surrounded by high bushes providing excellent screening and privacy. There is a double garage with twin up and over doors, power, light and loft storage. A pedestrian gate opens in to the side garden with a beautiful summer house and a pond and a winding path that leads to the attractive lawned west facing garden which features a long paved terrace running the length of the rear of the house surrounded by lawn, mature plantings with shrubs and trees at the boundaries.



## The Situation

Milford on Sea is a thriving coastal village, situated between the Georgian market towns of Lymington and Christchurch and has a wide variety of shops, several high-quality restaurants, three pubs, a thriving tennis/squash club and a very well supported Community Centre with an extensive program of art and music events: It is arguably one of the most sought-after villages on the South Coast. The safe beaches offer crystal clear waters, making it ideal for swimming or a wide range of water sports. The picturesque hamlet of Keyhaven is close by with sailing clubs and river moorings and the deep-water marinas of Lymington, with world-class yachting facilities are within only 6 miles. The New Forest National Park is just a short drive from Milford on Sea, where there are extensive walks and riding opportunities, beautiful pubs and country houses to visit. There are main line connections to London (Waterloo) from the nearby stations of New Milton and Brockenhurst and a branch line from Lymington to Brockenhurst. We have airports at both Eastleigh (Southampton) and Bournemouth International Airport.









## Directions

From our offices in Lymington, proceed up the High Street onto the one-way system and then go forward onto the A337 towards Christchurch. At the first large roundabout take the second exit towards Christchurch, Everton and Milford on Sea. After approximately two miles and after the signs for Everton, take the left turning onto the Lymington Road, signposted towards Keyhaven and Milford on Sea (B3058). After passing the primary school on the left, take the right turn into Manor Road and bear left at the bend into Barnes Lane. Take third right into New Valley Road and at the bottom of the dip, take the right into Sharvells Road. Proceed to the end of this road, turning right into Blackbush Road. Proceed along this quiet leafy lane and the property entrance can be found on the left hand side after about 100 yards.

## Services

Tenure: Freehold

Council Tax - G

EPC - C      Current: 70      Potential: 78

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: Superfast broadband with download speeds of up to 79mbps is available at this property (ofcom)

Parking: Private driveway & garage



## 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](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)