



Danestream Manor *22 Whitby Road, Milford on Sea, Lymington SO41 0ND*

SPENCERS
COASTAL





DANESTREAM MANOR

MILFORD ON SEA • HAMPSHIRE

An especially spacious modern house that has been finished to a very high standard by the current owners. The house occupies a highly convenient and desirable position close to centre of Milford on Sea and its well regarded bathing beaches. The house overlooks a nature reserve to the rear providing the perfect combination of convenience and seclusion.

Lower Ground Floor

Kitchen/Sitting Room • Dining Room • Cloakroom • Boiler Room

Ground Floor

Kitchen/Breakfast Room • Drawing Room • Study • Guest Bedroom • Shower Room • Utility Room

Garage • Cloakroom

First Floor

Principal Bedroom with En Suite & Dressing Room • Three Further Bedrooms (one with En Suite)

Family Bathroom • Garage Attic

Second Floor

Bedroom Five with En Suite

OIEO £2,000,000





The Property

The house was built 15 years ago and finished to a high standard which the current owners have continued to update over their time at the property. The property has a very good and efficient energy rating of 'B' which is unusual for the size of the property.

The views over the nature reserve are superb and it is the lower ground floor that offers direct access to the level garden while the ground floor has an expansive terrace and first floor has large balconies from which to enjoy the views. The front door opens to a generous reception hall with a full height galleried atrium and staircases to both the upper and lower floors. A significant portion of the ground floor can be used as an independent suite complete with kitchen / breakfast room, separate living room, a double bedroom and en suite shower room. This space would be ideal for older children, older relatives, guests or staff. Also on the ground floor is a study and a separate utility room that provides access to the front and rear gardens as well as the adjoining double garage where there is a workbench with sink and a wc. From the garage, stairs lead to a loft room that currently provides excellent storage but could, subject to the necessary approvals, be converted along with the garage to provide additional accommodation. The lower ground floor

interacts beautifully with the garden and has a beautifully presented kitchen / dining / living room as well as a cloak room and separate boiler room.

On the first floor is the master bedroom complete with separate dressing room and en suite shower room as well as French windows onto a balcony overlooking the garden and nature reserve. The second bedroom also has a balcony and en suite shower room with two further double bedrooms and a bathroom.

On the second floor is given over to a further large bedroom which also has an adjoining bathroom complete with both bath and separate shower.



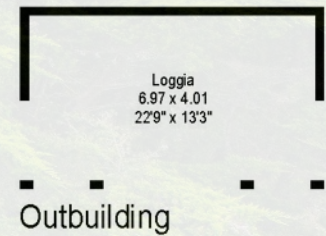
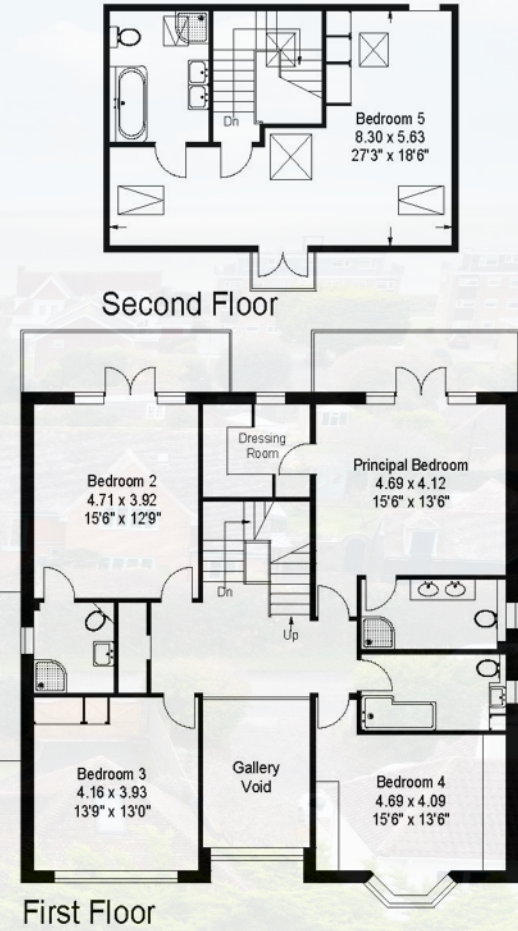
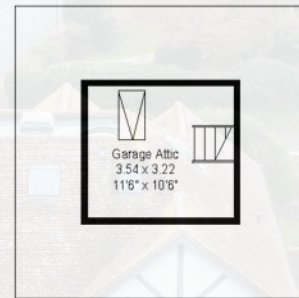
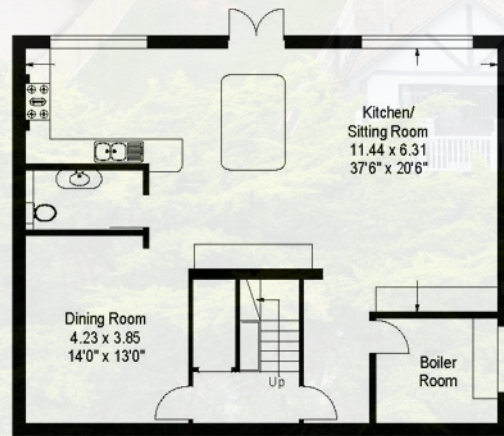
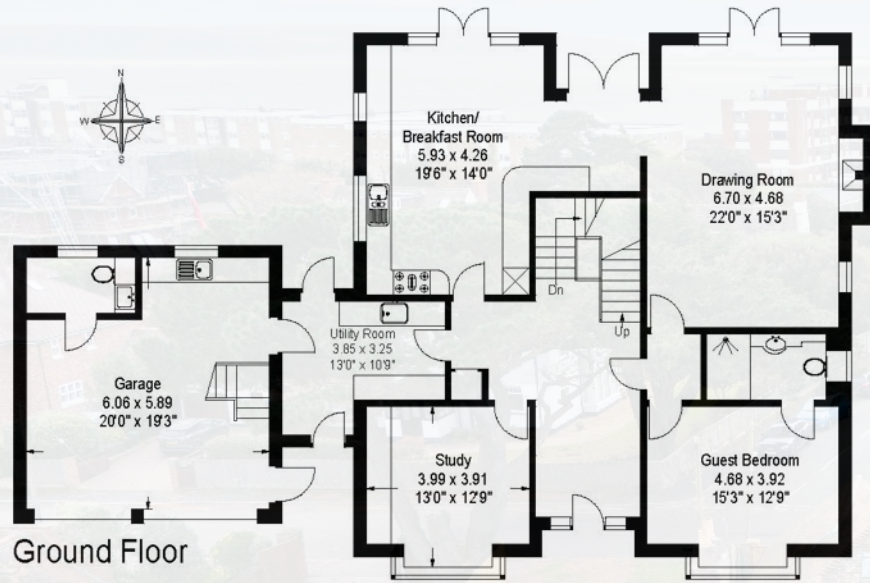








FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 462sq.m. or 4973sq.ft.
(Including Garage & Attic)
Outbuilding: 28sq.m. or 312sq.ft.
Total: 491sq.m. or 5285sq.ft.

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NOT TO SCALE





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Accommodation is arranged over nearly 5,000 sq ft and currently provides an independent and easily accessible apartment ideal for guests, extended family or staff. The low maintenance garden is beautifully presented containing an exquisite loggia, currently set up as an outdoor sitting room, complete with power and lighting making it the ideal space for relaxing and entertaining.

Grounds & Gardens

The house is approached via electrically operated vehicular gates with a separate pedestrian gate, both of which lead to a wide, block paved turning and parking area adjacent to both the front door and double garage. Accessed from the main rooms on the ground floor is a wide, deep terrace which extends along the entire rear elevation of the house providing a superb space from which to enjoy views over the garden to the nature reserve beyond.

There is a superb open fronted Loggia measuring 23' x 13' which is currently set up as an outdoor sitting room and dining room complete with light, power and television. In summer months, the gardens become an additional 'room' due to their immaculate condition, privacy and easy interaction with the living rooms of the house.

The gardens are beautifully landscaped and designed to take as little upkeep as possible. There is a central ornamental pond flanked by open spaces with ornamental planting at the boundaries.





The Situation

Whitby Road is a highly sought after address in this extremely popular village. All of Milford's facilities are close at hand with steps down to the beach just 200 yards to the south. The Danestream nature reserve extends directly behind the house providing both an unspoilt outlook and privacy as well as an attractive woodland walk to the centre of the village. Around the village green are a selection of cafes, wine bars, boutiques and restaurants all of which contribute to the village's appeal and strong sense of community. The towns of Lymington and New Milton lie east and west respectively offering a wide range of facilities, particularly an excellent sailing facilities at Lymington and a railway station at New Milton offering direct services to London Waterloo in 1h 45m. The open spaces of the New Forest lie to the north and provide endless walks and cycle paths.



Property Video

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





There is ample off street parking and an adjoining double garage.

Services

Energy Performance Rating: B Current: 82 Potential: 85

Council Tax Band: G

All Mains Services Connected

Directions

From Lymington, take the A337 Milford Road west towards Christchurch. Soon after arriving at the village of Everton, take the turning on the left signposted to Milford on Sea. Continue into Milford and pass the village green on your left. Continue through the village and after climbing the hill you will pass the public car park on the left. Then, take the next turning on the right into Cornwallis Road. At the T junction, turn left and the house is the first on the right.

Important Notice

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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