



Rosebank

*9 Park Lane, Milford on Sea, Lymington, SO41 0PT*



SPENCERS









ROSEBANK

9 PARK LANE • MILFORD ON SEA

*Situated within walking distance of the popular beaches and village centre of Milford on Sea this spacious four-bedroom detached character property with two garages is set on a substantial plot with delightful private gardens and double-gated access. There is excellent scope to create a substantial annex within the grounds (STPP).*

**Ground Floor**

Kitchen/Breakfast Room • Dining Room • Living Room • Conservatory • Cloakroom • Garage

**First Floor**

Principal Bedroom with En Suite • Three Further Bedrooms • Family Bathroom

**£1,325,000**





## The Property

The property offers generous well-planned living rooms with character features and there are sea views to the front aspect above the hedgerow. With bright and airy living areas including lounge, conservatory, separate dining area and a farmhouse style kitchen with Aga, and positioned close to the village centre just minutes from the cliff top and swimming beaches.

A covered porch leads to the entrance hallway where stairs lead to first floor accommodation. There is a cloakroom with space and plumbing for the washing machine. The triple aspect living room has an open fireplace with two glazed display cabinets to both sides and double French doors to the rear garden and a further set of double French doors lead to the large conservatory.

The farmhouse style kitchen/breakfast room has a gas fired Aga and a range of wooden base and wall mounted storage cupboards, an integrated dishwasher and separate hob. The room has a triple aspect and a stable door leading to a covered side porch where a further store and one of the garages are accessed.

A generous first floor landing has a pull-down ladder giving access to the spacious attic room.

The principal bedroom is a dual aspect room with two double built-in wardrobes and door to a modern en suite shower room with two double built-in cupboards. The matching suite comprises a low-level WC, a vanity hand basin with cupboard below, a double shower cubicle with wall mounted Myra shower, a heated towel, part tiled walls and underfloor heating.

Bedroom two is a dual aspect room with two built-in wardrobes. Bedroom three has a single built-in cupboard housing the Worcester gas heating and hot water boiler and an adjacent double built-in airing cupboard housing the hot water cylinder. Bedroom four has two built-in wardrobes

The family bathroom has a matching suite comprising of a vanity hand basin, a bath with shower attachment, a wall mounted ladder style radiator and part tiled walls. There is a separate WC

The attic room is dual aspect with double glazed windows to both rear and side, four double door built-in eaves cupboards with three single door built-in eaves cupboards the attic room has both power and lighting.





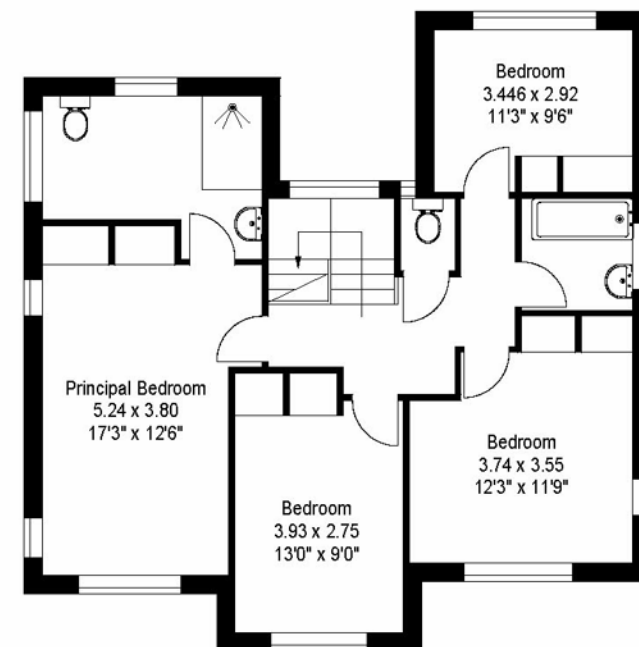
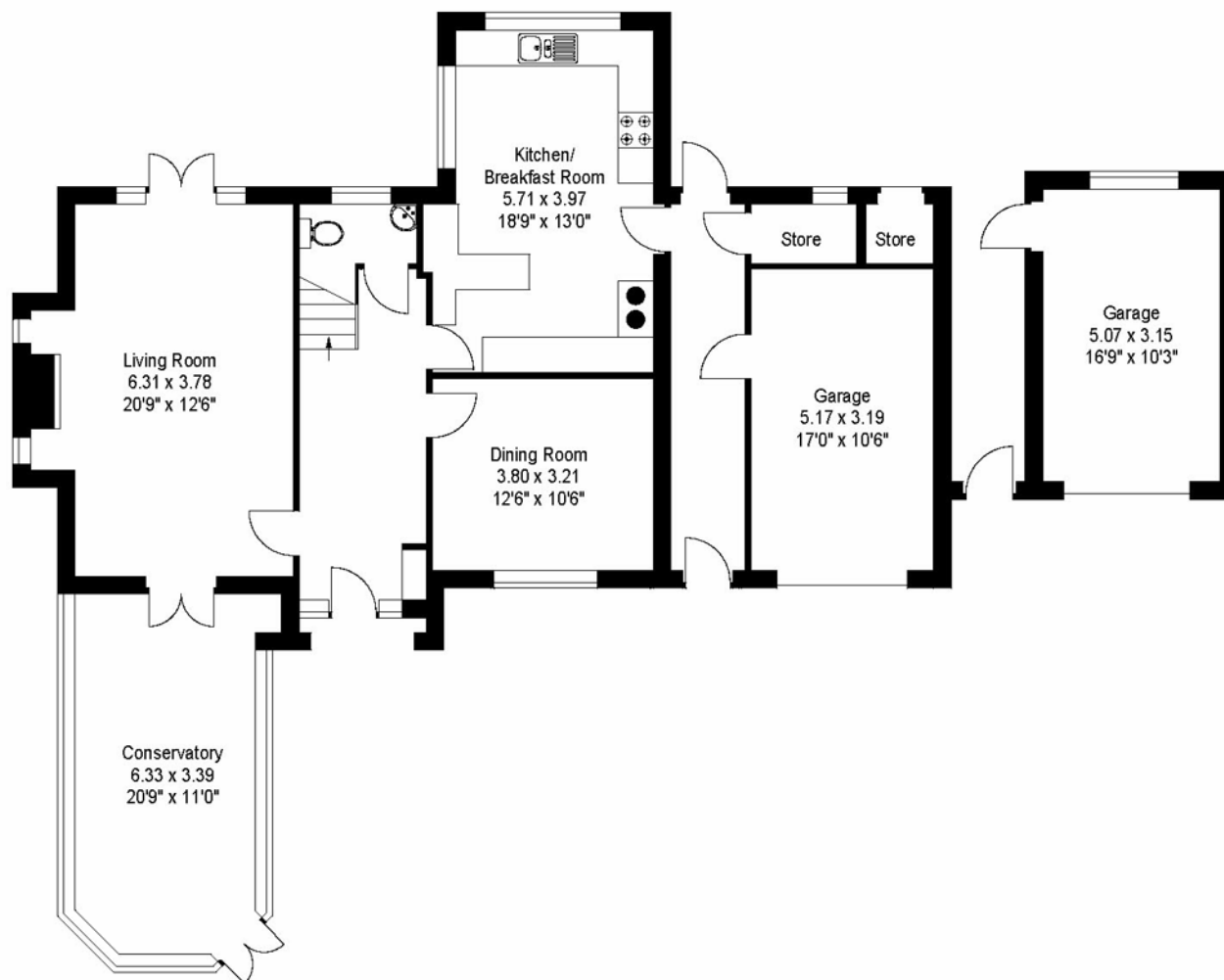








## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 225sq.m. or 2422sq.ft.  
(Including Garage)

Plans produced and Copyright HOMEPLAN  
[www.homeplanuk.co.uk](http://www.homeplanuk.co.uk)

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE











## Grounds & Gardens

The property is situated on a double plot and is accessed via two five bar wooden gates. One leads to a paved driveway and a detached single garage and the second access leads to a further driveway leads to another single garage. The front garden is lawned and bordered by mature hedges. There are delightful sea views to the front above the hedges which can be further lowered. There is a large turning and parking area and access to the side and rear of the property.

The rear garden is mainly laid to lawn with borders containing an array of mature shrubs and some trees. There are various excellent outbuildings which include a wooden summer house with pitch tiled roof, a greenhouse next to an ample vegetable garden with a cold water tap and security lighting. A covered walkway, accessed from the front of the property via a wrought iron gate leads to a storage room and one single garage with stable doors. There is a further solid gate leading to the front of the property and also giving access to another garage. This whole area would lend to being converted to a self-contained annexe or dwelling, subject to the necessary planning permissions.

## The Situation

Milford on Sea is an extremely popular coastal village offering a range of boutique independent shops, cafes, bars and restaurants as well as a delightful swimming beach and excellent access to the open spaces of the New Forest and sailing facilities in Lymington. The Danestream offers stunning woodland walks through the heart of the village and coastal pathways offer wide roaming to Keyhaven, Lymington and out to Hurst Castle. There is a primary school in the village and excellent independent schools nearby at Ballard, Durlston (both in New Milton) and Walhampton (nr Lymington). Nearby New Milton Station (4.5 miles) provides regular direct services to London Waterloo taking just under 2 hours.

## Directions

From Lymington, head east on the Milford Road towards Christchurch. On reaching the village of Everton, turn left signposted to Milford on Sea. After passing the school continue and pass the village green (on your left) continue passing over a small bridge and the road then becomes Park Lane. The property is on the right hand side and there is a Spencers For Sale board to guide you into the driveway to park.







*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Tenure: Freehold

Council Tax: G

EPC: D      Current: 58      Potential: 74

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Cable broadband. Superfast broadband with download speeds of up to 80mbps available at this property (ofcom)

Parking: Private driveway and two garages

## 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)