



Roll Rights

*Lymington Road, Milford on Sea, Lymington, SO41 0QN*

SPENCERS  
COASTAL





## ROLL RIGHTS

LYMINGTON ROAD • MILFORD ON SEA

*A particularly spacious and well presented house extending to over 3,500 sq ft showcasing character, exquisite design and a captivating south-facing rear garden, offering picturesque, far-reaching views over the surrounding fields to the waters of the Solent and the Isle of Wight beyond.*

### Ground Floor

Sitting Room • Kitchen / Breakfast Room • Dining Room • Study • Family/ TV Room

Utility Room • Cloakroom

### First Floor

Principal Bedroom with En Suite & Walk in Wardrobe • Three Further Bedrooms

Family Bathroom

### Outbuilding

Garage • Cloakroom

**£1,700,000**

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## The Property

The generously proportioned accommodation extends to approximately 4045 sq. ft. (including the garage), and has undergone thoughtful extensions, seamlessly integrating a variety of spaces on the ground floor. These include a warm and inviting entrance hall, a spacious triple-aspect drawing room centered around a large fireplace inglenook fitted with a wood burning stove, a substantial study complete with built-in desk and bookcases, a convenient W/C, and a separate utility room for added functionality. The contemporary dual-aspect kitchen/breakfast room boasts integral appliances, a central island unit, and a clearly defined breakfast area, leading out to the beautiful south facing gardens through bi-fold doors. Adjacent, the TV room/snug, with a cozy gas fire, connects easily to the impressive formal dining room, featuring a large box bay window to the front and ample storage cupboards.

and an impressive modern en-suite shower room. The remaining spacious bedrooms are serviced by a separate bathroom, fitted with a roll-top bath and a separate walk-in shower.

From the entrance hall, the turning staircase to the first floor landing provides access to four double bedrooms. Among them, the exceptional principal suite offers stunning sea views across the fields to the Isle of Wight, complemented by a walk-in wardrobe





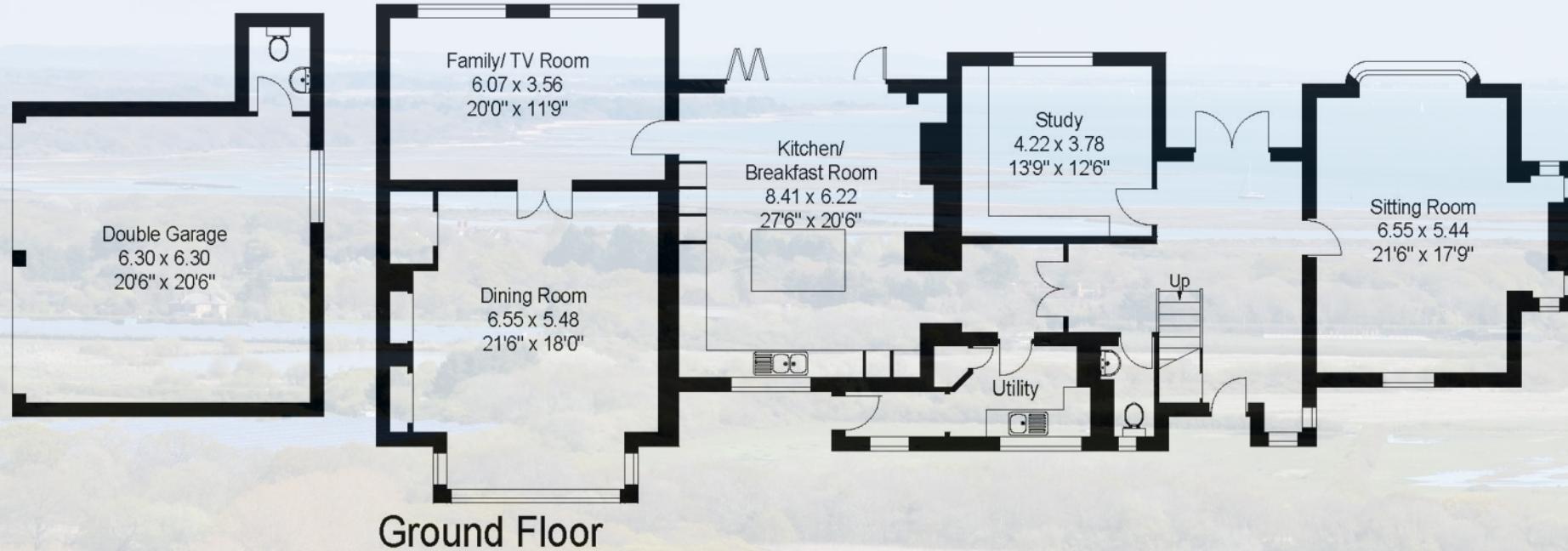
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 336sq.m. or 3617sq.ft.  
Garage: 42sq.m. or 452sq.ft.

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NOT TO SCALE









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*The house sits conveniently close to the village green, shops, restaurants and beach.*

## Grounds & Gardens

The house is approached over a wide, in-and-out gravel drive way offering plenty of parking as well as access to both the house and the detached double garage which has electrically operated up and over doors as well as a boarded loft storage area and wc with wash hand basin.

The formal gardens are a particular feature of the house and provide a large, level area, mostly laid to lawn which faces south and enjoys an unspoilt outlook over open countryside. The borders are planted with mature shrubs and trees while a paved terrace running along the rear of the house provides a perfect spot for dining or relaxing.

## The Situation

Milford on Sea is the area's most popular village. Its long beaches provide the perfect place to embrace outdoor life. Here one can walk, swim or sunbathe and enjoy this picturesque gateway to the extensive nature reserve that extends east from the village across saltmarshes with a sea wall path providing an onward walk or cycle ride to Lymington to the east and Barton on Sea to the west. The thriving village offers a wide selection of pubs, restaurants, wine bars, cafes and boutiques, many of which are clustered around the traditional village green in the centre of the village which is itself less than half a mile from the house. Lymington is only four miles to the north-west and offers a wider range of shops and services, as well as a weekly Saturday market, on its attractive Georgian High Street. Lymington is renowned for its range of sailing facilities including boat yards, marinas and sailing clubs. Communications are excellent and one can join the motorway network just north of Lyndhurst at Cadnam. There are also two direct services per hour from Brockenhurst station (8.8 miles) to London Waterloo in just over an hour and a half.



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*Over the years Milford on Sea has established itself as an extremely popular place to live.*

## Services

Energy Performance Rating: D      Current: 62      Potential: 80

Council Tax Band: G

All Mains Services Connected

## Directions

From Lymington, head west on the A337 towards Christchurch. On arriving in the village of Everton, take the turning on the left signposted to Milford on Sea. On entering the village, pass the school on the left hand side. Go past the Bradley Road turning on the left and after about 100 yards, take the private lane on the left hand side. Rolls Rights will be located on the right side halfway down the lane.

## 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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