



7 George Road

Milford on Sea, SO41 0RT



SPENCERS





An extremely pretty semi detached period property with generous parking and a secluded spacious south west facing garden positioned in a quiet lane, a short walk from the popular village and beaches of Milford on Sea.

The Property

This period property has been tastefully extended and an attractive front entrance porch provides coat and boot storage. The main hallway is a generous welcoming space with stairs to the first and second floors and access to all main living rooms and the spacious ground floor cloak room with Burlington shower.

The sitting room has a stone fireplace with inset log burner and large bay window with wooden beam and the easterly aspect floods the room with natural morning light. The adjacent family snug has a brick exposed chimney breast with free-standing log burner and glazed double doors to the impressive kitchen/dining room being approximately 10m long with a westerly aspect and glazed double doors to the garden.

The whole kitchen/dining area forms a hub to this warm family home and enjoys views over the rear south westerly garden. There are a range of shaker style storage units with wooden worksurfaces over and a butler sink. The range style double oven with 5 ring gas hob and extractor hood is positioned to the far end of the kitchen where there is also ample space for a full height fridge/freezer, double larder cupboard and dishwasher.

The adjacent utility room has a stable door to the front of the property, ample storage, a sink unit, and where the Vaillant gas boiler and water softener are located. There is room and plumbing for a washing machine and tumble dryer.



£995,000





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The property has been tastefully extended to create a stunning family home with a 10 metre kitchen/dining room, two reception rooms, four bedrooms and 3 bathrooms. There is also a large Swiss chalet studio and workshop and planning permission has been granted to add an annex.

The Property Continued...

The staircase in the hallway leads to the first floor landing where there are three bedrooms, two having fitted cupboards. The spacious family bathroom is also on this floor with a lions claw free-standing bath, separate large Burlington shower, WC and vanity wash stand.

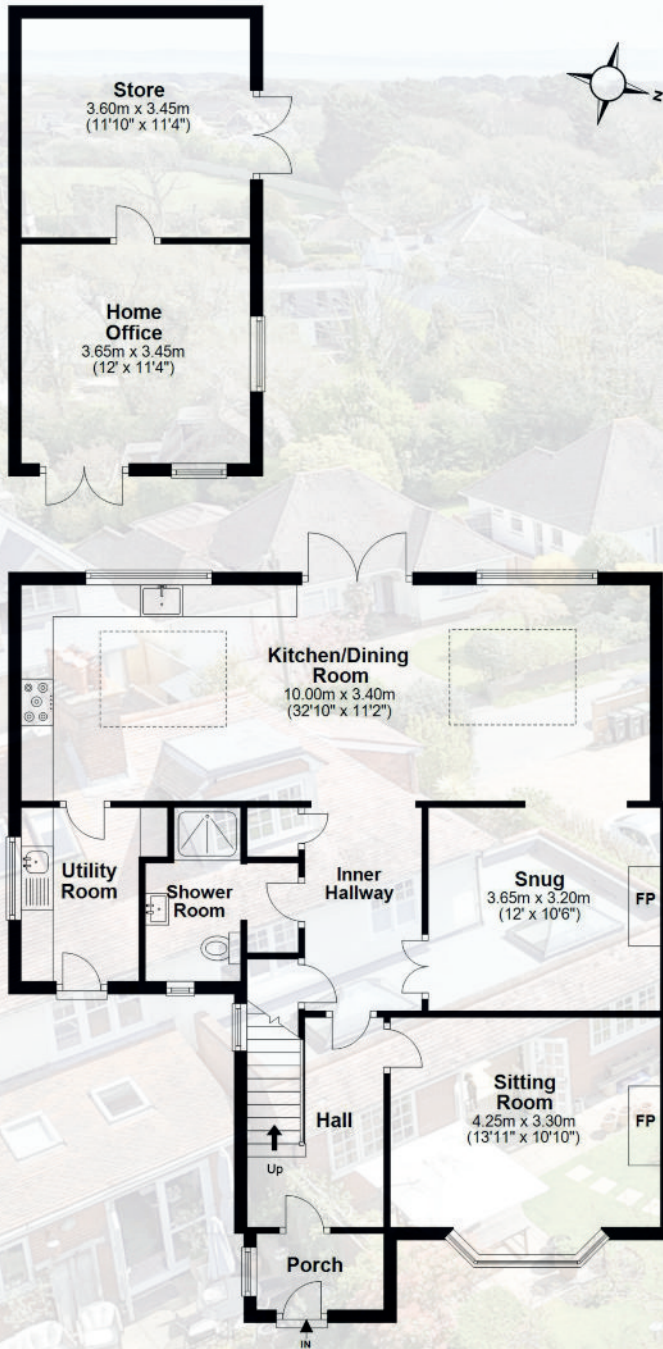
Stairs continue to the second floor principal bedroom suite with wardrobe alcove, front and rear aspect and an en-suite shower room with hand basin, WC and opening Velux roof light. There are eaves storage cupboards and easy access to loft storage space.

Agents Note

Planning permission has been granted for the addition of a two bedroom annex on the side of the house. The New Forest District Council Planning reference 23/11091.



Ground Floor



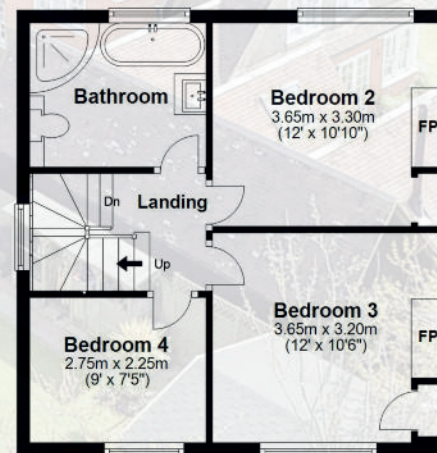
Floor Plan

Approx Gross Internal Areas

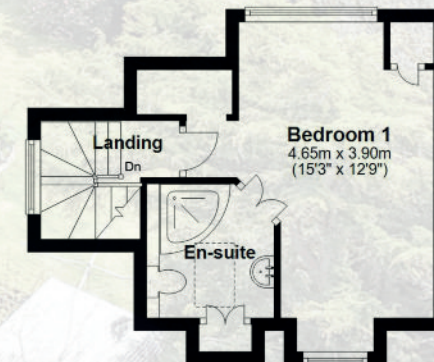
House: 155.5 sqm / 1673.8 sqft
Outbuilding: 25.5 sqm / 274.5 sqft

Total Approx Gross Area: 181.0 sqm / 1948.3 sqft

First Floor



Second Floor







Directions

From our office in Lymington turn right and continue up the High Street passing through the one-way system at the top of the High Street bear left, following signs for Christchurch. After approximately 3 miles, take the turning left, sign-posted Keyhaven and Milford on Sea, onto the Lymington Road (B3058). Stay on this road, passing the village green on your left and then take the next fork right into Barnes Lane. Proceed up the hill and take the third left turning into George Road and proceed along and around the left bend where the property will be found on the right hand side.

The Situation

Situated in a prime location in a leafy lane near the heart of Milford on Sea which is a thriving coastal village positioned between the Georgian market towns of both Lymington and Christchurch. There are nearby wooded walks via Danestream Pleasure Gardens to the safe swimming beaches and it is only an 8 minute walk to the village green.

This popular village has a popular wine bar, a variety of boutique shops, several high-quality restaurants, three pubs, doctors and dentists surgeries, a thriving tennis/squash club and a lively, ever active Community Centre. It is arguably one of the most sought-after villages on the South Coast. The beaches offer crystal clear waters, making them ideal for swimming and water sports.

The picturesque hamlet of Keyhaven is close by with two sailing clubs and river moorings. The deep-water marinas of Lymington, with world-class yachting facilities, are within only 6 miles.

Important Information

Spencers Property 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.







Grounds & Gardens

To the front of the property there is a gravelled driveway with ample parking for four vehicles. A high wooden pedestrian gate leads along the side of the house to the large sunny garden with shaped lawns stone terraces. Designed with mature flower beds, a wild flower area, palms and fruit trees, the whole garden offers a high degree of privacy with mature boundaries and fencing and a south westerly aspect. The large stone patio is ideal for al fresco dining accessed through double doors leading from the kitchen. The house has been designed for entertaining and enjoyment with the addition of another outside dining area with fire pit to the rear of the wild flower beds.

At the rear of the garden is a large detached "Swiss chalet" wooden building which is fully insulated and heated and currently used as a home office and gym having a separate workshop area with double glazed doors and windows throughout.

There are two wooden log stores and room for boat/camper storage in front of the utility room.

Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 69 Potential: 81

All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Agents Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Spencers Property.



For more information or to arrange a viewing please contact us:

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