



Twin Oaks

Shorefield Road, Downton, Lymington, SO41 3SD

SPENCERS
COASTAL





An immaculately presented five bedroom detached chalet style bungalow. The property boasts a large open plan family dining area, south facing garden, heated plunge pool and four generous size bedrooms with the benefit of a one bedroom annexe with separate entrance.

The Property

The front door opens in to the hallway with access in to the one bedroom annexe consisting of a double bedroom, lounge, kitchenette and shower room. The annexe has its own private entrance to the side. The ground floor accommodation continues with a double bedroom to the front with the hallway leading through to the huge family living area. This is a lovely, sunny room with sufficient space for spaces and dining tables. There is a lounge area with feature fireplace, a newly fitted fully equipped kitchen with a central breakfast bar, range of contemporary cupboards and work tops. There is an integrated dish washer, fridge and freezer, gas oven and hob plus a door leading out to the pool area. From the lounge, twin doors lead through to the elevated sun room with lovely views across the lawned gardens. From the hallway stairs rise to the first floor with three double bedrooms. The main bedroom is to the front with a modern ensuite and fitted wardrobes, bedroom two and three over look the gardens with the spacious family bathroom completing the sizeable accommodation.

£1,195,000



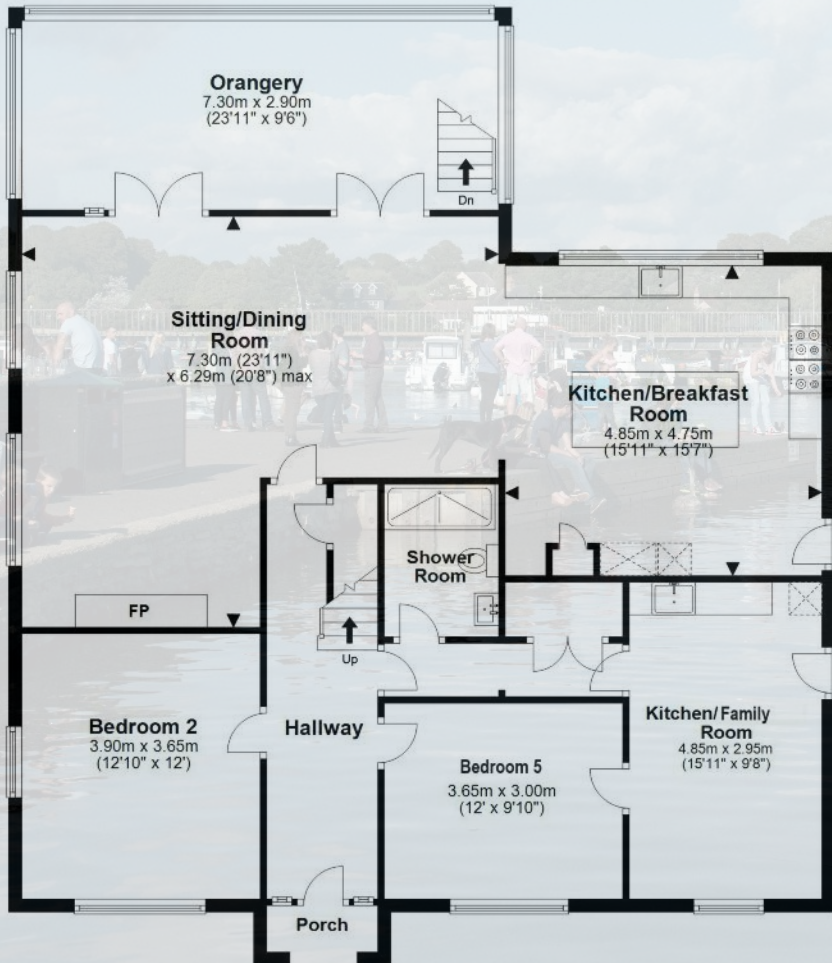
FLOOR PLAN

Approx Gross Internal Areas

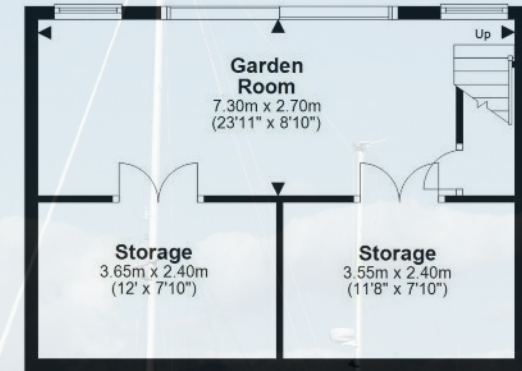
House: 234.5 sqm / 2524.2 sqft
 Garage: 16.3 sqm / 175.4 sqft

Total Approx Gross Area: 250.8 sqm / 2699.6 sqft

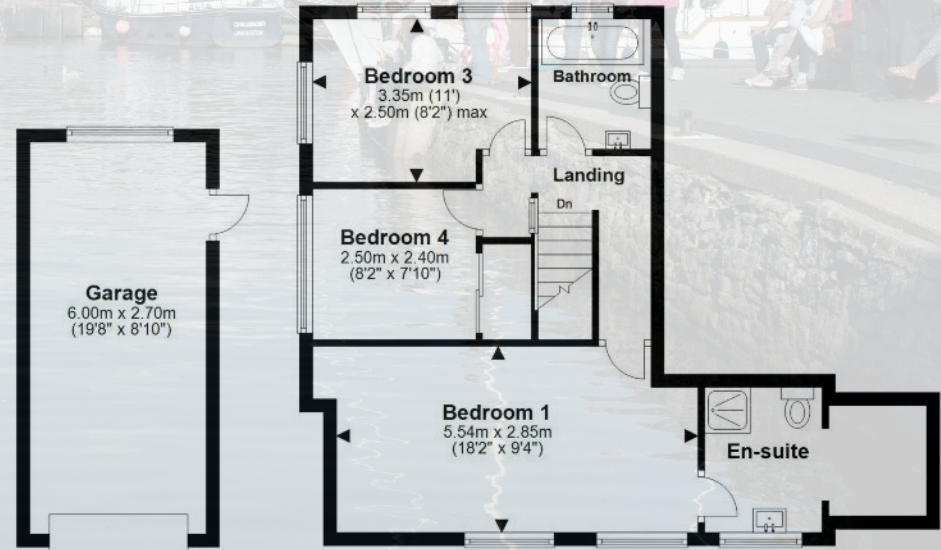
Ground Floor



Basement



First Floor





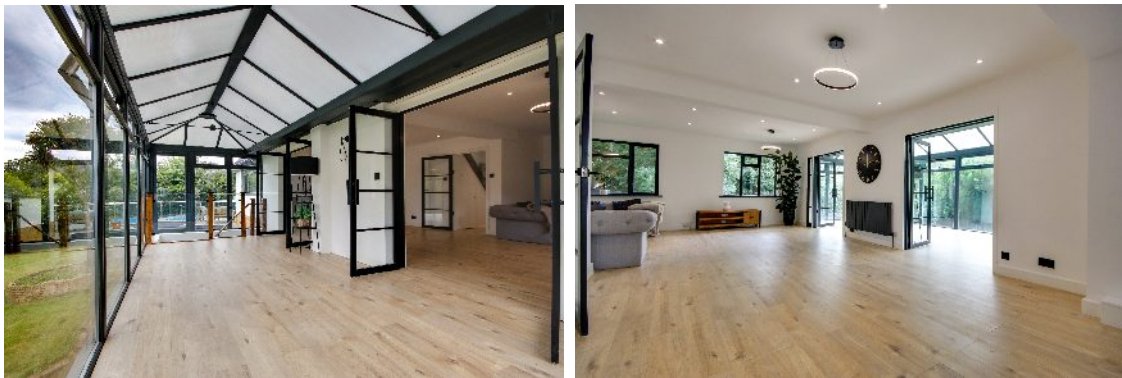
The property is located on the outskirts of Milford on Sea and within walking distance of the beach.

Grounds & Gardens

The double gates open into a wide parking area which can easily accommodate four cars, there is also a single garage behind which is a raised terrace over looking the garden with a heated plunge pool and discreet plant room. There is a five bar gate which leads down to the lawned rear garden. There is a water feature, fence borders, mature plantings and lovely manicured lawns.

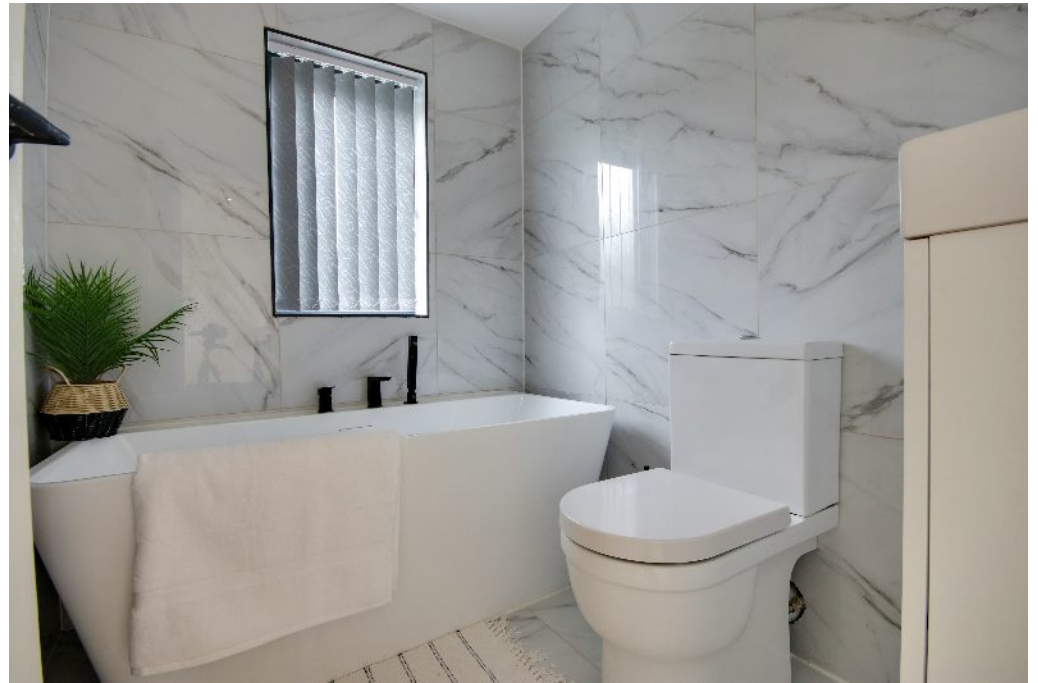
The Situation

Downton is a delightful hamlet with a lovely local pub, the Royal Oak and is only a short distance from the cliff top walks leading to Milford on Sea, considered one of the area's prime hot spots. This popular coastal village is centred around a delightful green, offers a selection of highly regarded bistros and restaurants, and an 'outstanding' primary school. There is easy access to the town of New Milton, the New Forest with extensive walks and riding opportunities and Lymington, a vibrant Georgian market town with train service to Brockenhurst mainline station, nearby Keyhaven has a yacht and dinghy sailing club and there are local beaches for bathing and water sports.



Directions

From Lymington, take the Christchurch Road (A337) to Downton and take a left turn immediately before the Royal Oak pub on the left hand side. Proceed along Downton Lane for approximately 1 mile and turn left into Shorefield Road. The property can be found 200 yards on the right hand side.





Services

Tenure: Freehold

Property Construction: Brick faced elevations under a tile roof

Mains gas, electricity, water

Private drainage via septic tank which is for the sole use of Twin Oaks and located within the boundary of the property

Gas central heating

Dormer extension has been added upstairs

Council Tax - F

EPC - D Current: 66 Potential: 84

Superfast broadband with speeds of up to 50 mbps is available at this property (ofcom)

Moderate mobile coverage via O2

Conservation Area: No

Flood Risk: No risk

Important Information

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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