



Mirik

Barnes Lane, Milford on Sea, Lymington, SO41 0RP



SPENCERS





A beautiful four bedroom detached chalet bungalow that has been fully modernised offering spacious accommodation over two floors with a driveway, adjoining garage and secluded gardens. Located a stones throw from Milford Village Green, which has a good mix of shops and eateries and moments from the sea front.

The Property

The front door opens into a welcoming dining hall with bamboo flooring and feature gas fire. From here all rooms lead off, with a lovely lounge with twin aspect, built in units, a log burner with stone mantle and bay window with views to the front garden. The kitchen is brand new and of a high quality with a range of fitted cupboards and work tops, a breakfast bar, integrated gas hob and double electric ovens, dishwasher and washing machine and rear garden views. The utility is off here with space for a large fridge freezer and tumble dryer. From the main dining hall is the impressive master bedroom with a range of fitted wardrobes, garden views and a spacious modern bathroom suite. An inner hallway provides space for convenient cloakroom and access through to bedroom three with an ensuite shower room.

£1,075,000

 4  2  3



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

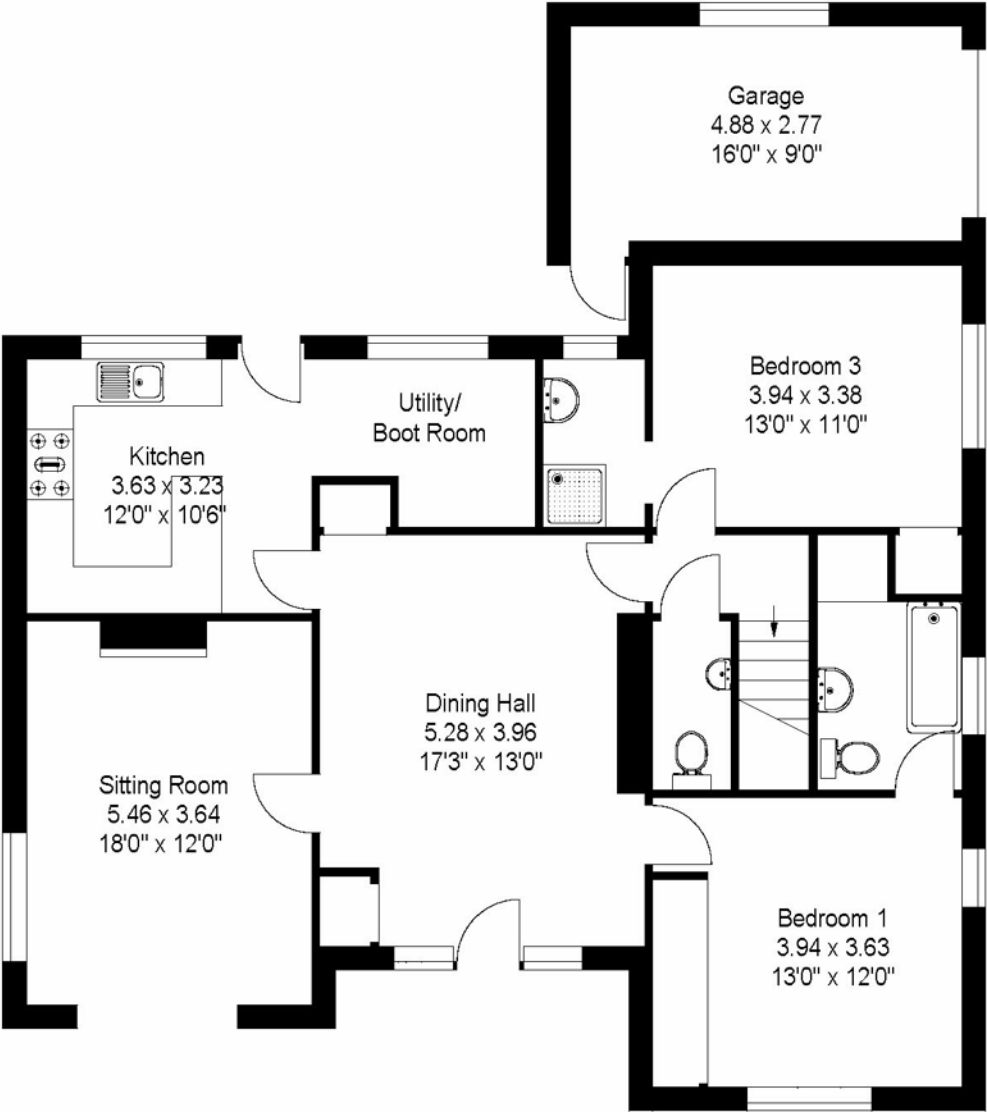
The Property continued . . .

Stairs rise to the first floor landing with sky light and door through to bedroom two with a further skylight and a contemporary ensuite bath room. The fourth bedroom is a single and doubles as a perfect study with skylights.

Directions

From Lymington head west on the main road to Christchurch. On reaching Everton, take the left turn signposted to Milford on Sea. Continue into the centre of the village passing the village green on the left hand side. After the zebra crossing, fork right by the small car park on your left and the entrance drive to Mirik is immediately on your right.

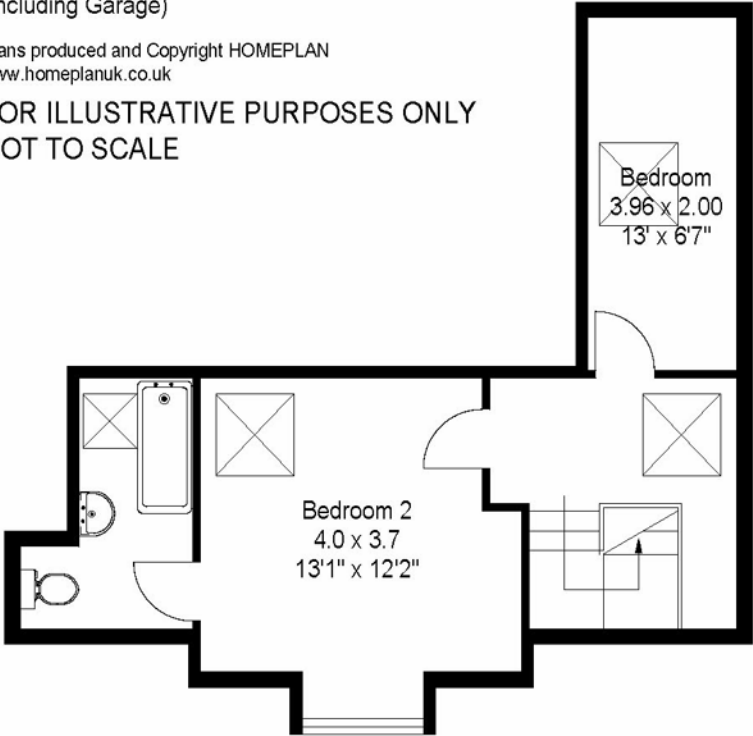
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 160sq.m. or 1722sq.ft.
(Including Garage)

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NOT TO SCALE





Grounds & Gardens

A communal drive leads to a five bar gate which opens into the private driveway, and garage. The rear garden is mainly lawned with numerous trees, shrubs and colourful plantings. A side pedestrian gate opens into the well maintained south facing lawned front garden with mature plantings and trees providing excellent privacy from the road to include a wooden shed and wonderful space for alfresco dining.



Situation

Milford on Sea is one of the area's most popular villages enjoying glorious swimming beaches, close proximity to the open spaces of The New Forest and a vibrant village green surrounded by cafe's, wine bars, restaurants and boutiques. The village has an excellent primary school with nearby prep schools at Durlston and Ballard in nearby New Milton which also has a mainline railway station providing direct services to Waterloo in just under 2 hours. The nearby market town of Lymington (4 miles to the north east) offers a wider range of facilities as well as numerous sailing clubs and marinas.



Services

Tenure: Freehold

Council Tax - F

EPC - D Current: 59 Potential: 83

Property Construction: Brick faced elevations and tile roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Superfast broadband speeds of up to 80 mbps are available at this property (ofcom)

Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing weak signal.

Tree Preservation Order (TPO): Yes

Conservation Area: Milford on Sea

Parking: Private driveway, garage

Important Information

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:
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