



# Blackbush Cottage

*Milford on Sea, Lymington, SO41 0PB*

SPENCERS  
NEW FOREST





# BLACKBUSH COTTAGE

MILFORD ON SEA • LYMINGTON

*A unique opportunity to acquire a substantial and characterful four bedroom detached family home. Set in a superb plot of over half an acre, 10 minutes walk from the sea in arguably one of the most desirable locations in Milford On Sea.*

## Ground Floor

Kitchen • Dining Room • Sitting Room • Drawing Room

Study • Office

## First Floor

Principal Bedroom with Ensuite • Three Further Bedrooms • Family Bathroom

## Outside

Garage

**£1,350,000**





## The Property

The house is a very substantial property with well-proportioned rooms, high ceilings and a southerly aspect from the principal rooms. The front door opens to a generous entrance Hallway with a cloakroom, coat cupboard for boots and umbrellas and stairs to the to the first floor. To the right of the Hallway is access into the kitchen which features the original cabinets and kitchen worktops, including a double electric Bosch oven and gas hob. The feature window over looks the front of the family home and provides excellent sun. There is plumbing for a washing machine, dishwasher and a space for a fridge freezer and access out into the front garden.

The Dining, Sitting and Drawing room all lead into each other and could be served as one spacious room. There are triple aspect views overlooking the garden, a very attractive bay window and two sets of French doors opening onto the southerly aspect of the garden. The sitting room contains a chimney breast and fireplace.

From the Drawing room is a door to the cosy study which features bespoke shelving units for books and files. From the study there is a further door

which leads into the spacious office/storage room. A bay window is located at the frontal aspect of the office with a door, which leads onto the patio at the front of the property.

Upstairs there are three very generous double bedrooms which run the length of the house. All three bedrooms are facing south with fitted wardrobes with the primary bedroom having an en-suite bathroom, which connects through to the modern family shower room, also accessed from the landing. There is also a further single bedroom with a front aspect.

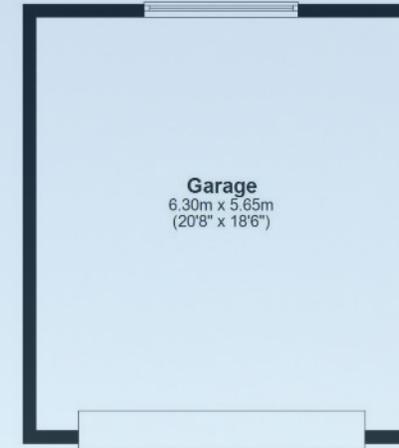
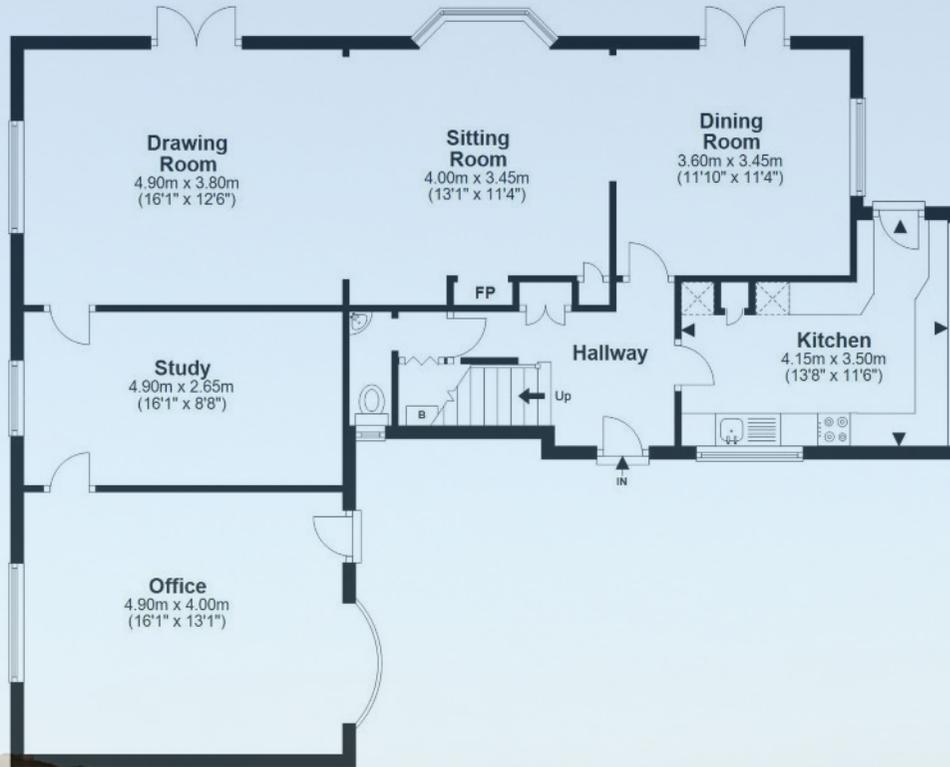
The property has been in the family for over five decades and has been well maintained over the years and remains a very comfortable home. In addition there is significant scope to further enhance and possibly extend, subject to the necessary consents.





# FLOOR PLAN

## Ground Floor



## First Floor



### Approx Gross Internal Areas

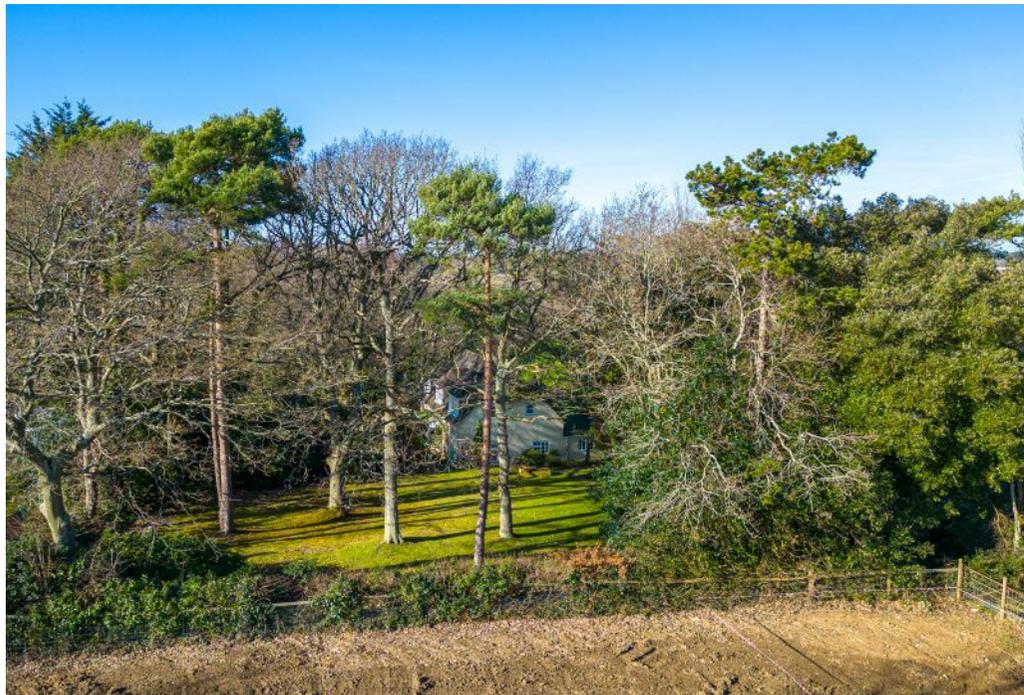
House: 180.2 sqm / 1939.6 sqft

Garage: 35.6 sqm / 383.2 sqft

**Total Approx Gross Area:**

**215.8 sqm / 2322.8 sqft**





*The property boasts excellent accommodation with four bedrooms, kitchen, dining room, large living room and drawing room.*

## Grounds & Gardens

The property is approached from a quiet leafy lane. To the front of the property there is a large sweeping gravel driveway which allows a drive in, drive out. The gardens are mostly laid to lawn, which wrap around the house from the south to the east side of the property. There are several mature shrubs and trees in the garden providing the utmost seclusion and privacy with views across neighbouring paddock land.

French doors open from the lounge and provide a perfect space for alfresco dining on the patio. In addition there are a host of colourful plantings including roses and shrubs providing year round interest.

There is a detached double garage located on the gravel driveway with an up and over door providing substantial storage with additional ample parking in front for boats or campers.





## The Situation

Milford on Sea is a thriving coastal village, situated between the Georgian market towns of Lymington and Christchurch and has a wide variety of shops, several high quality restaurants, three pubs, 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 it ideal for swimming or a wide range of water sports. The picturesque hamlet of Keyhaven is close by with sailing clubs and river moorings and the deep water marinas of Lymington with world-class yachting facilities are within approximately 6 miles. There is a mainline railway station at nearby New Milton providing fast services to London Waterloo (approximately 90 mins).

## Directions

From our offices in Lymington, proceed up the High Street onto the one way system and then go forward onto the A337 towards Christchurch. At the roundabout take the second exit and after approximately two miles take the left turning into Lymington Road (B3058). After a short while take a right into Manor Road, a left into Barnes Lane and then a right into George Road. Sharvells Road can be found on the right hand side and then Blackbush Road can be found on the right hand side towards the end of Sharvells Road. The property is located at the end of Blackbush Road on the right-hand side.

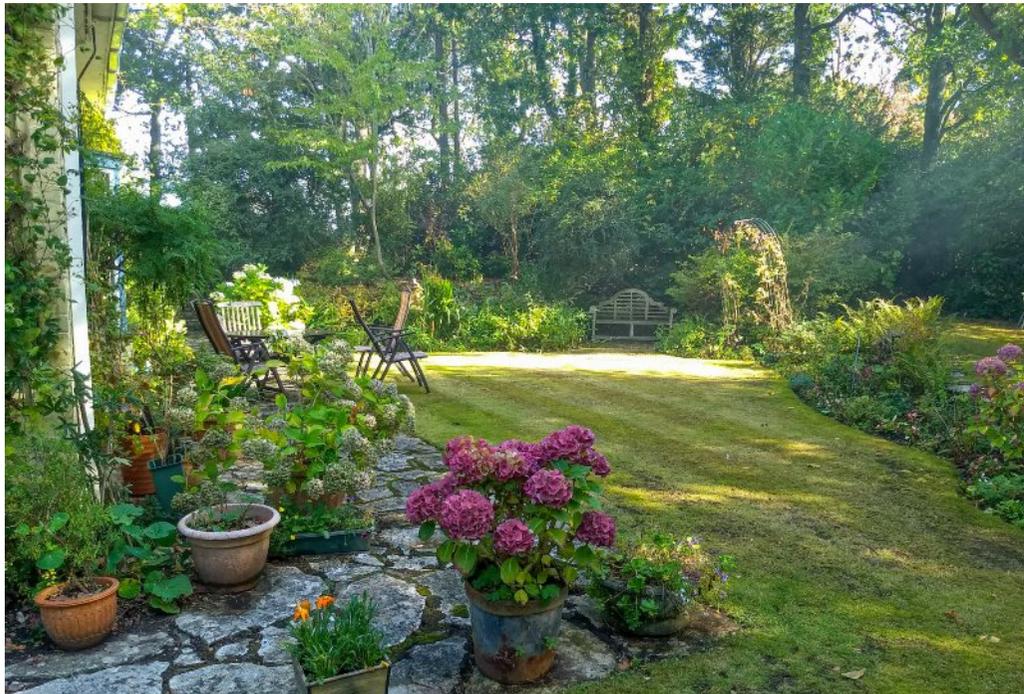
## Services

Energy Performance Rating: E Current: 47 Potential: 78

Council Tax Band: G

Private Drainage, all other mains services connected

Brand new boiler installed 2023



*This beautiful house is set on half acre plot within a wooded setting offering utmost seclusion and tranquillity only a short walk away from Milford beach and the village.*

### Property Video

Point your camera at the QR code below to view our professionally produced video.



### Points Of Interest

Milford on Sea Primary School	1.1 miles
Durlston Court Private School	3.8 miles
Waitrose Lymington	4.0 miles
Chewton Glen Hotel & Spa	5.0 miles
Brockenhurst Train Station	8.6 miles
Brockenhurst Tertiary College	8.8 miles

### Important Notice

Spencers of The New Forest 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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