



Springfield

*New Valley Road, Milford on Sea, Lymington, SO41 0SA*

SPENCERS  
COASTAL







*An elegant four bedroom semi detached period property with parking, garage and a secluded lawned garden positioned in a quiet lane, a short walk from the popular village and beaches of Milford on Sea.*

## The Property

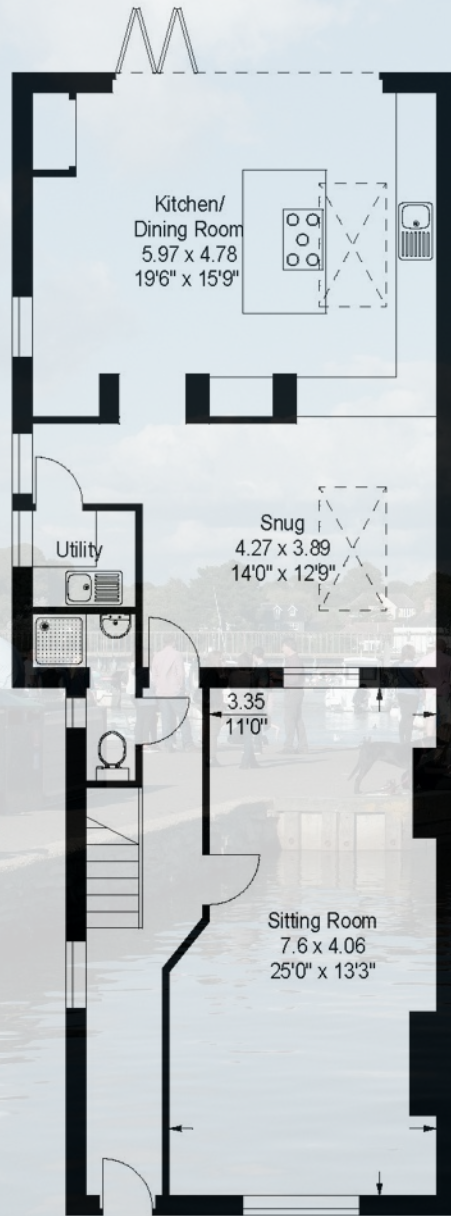
This period property is presented in an immaculate condition and is deceptively spacious. The main reception hallway with parquet wood flooring offers a welcoming space with doors leading to all main rooms and stairs leading to the first floor. On the ground floor there is a large, bright and airy living room with a high ceiling, an attractive wood burning stove and a window with leafy views over the front garden. The property has been thoughtfully extended to provide an additional snug room and large open plan kitchen dining room with bi folds doors to the rear garden. The kitchen enjoys views over the rear garden and benefits from a range of shaker style high and low level storage cupboards, Villeroy & Boch sink with mixer tap set in a Quartz work surface. There is a matching central island unit with integrated double oven, four ring induction hob, larder cupboard, dishwasher and space for tall fridge/freezer. The stylish kitchen provides ample space for a large dining table and chairs. The utility room is well equipped with space and plumbing for a washing machine, a sink set in a worktop with a cupboard below and matching eye level cupboard units.

**£920,000**

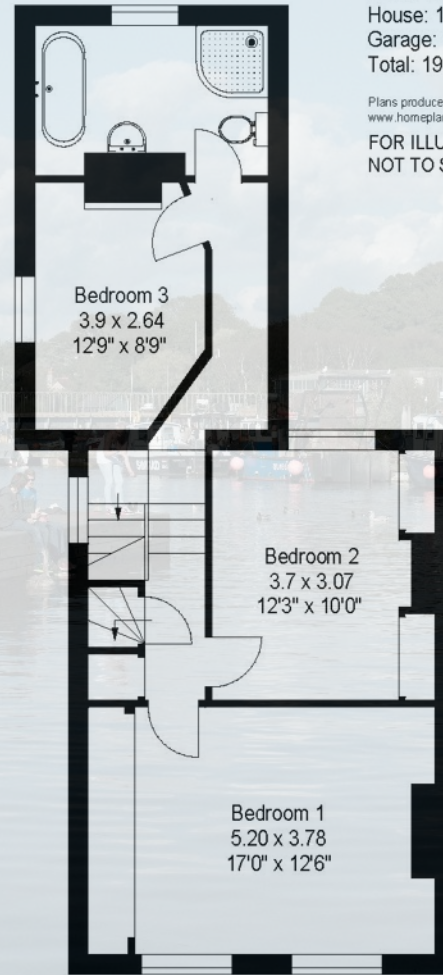




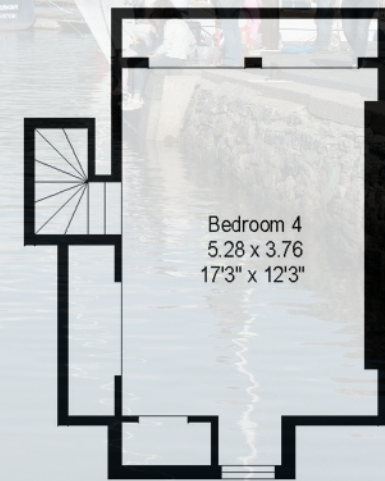
# FLOOR PLAN



Ground Floor



First Floor

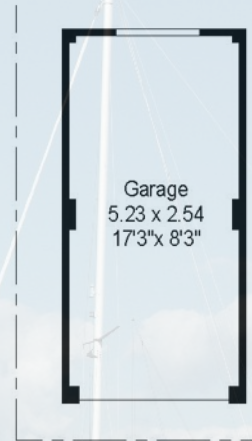


Second Floor

Approximate  
Gross Internal Floor Area  
House: 184 sq.m. or 1981sq.ft.  
Garage: 14sq.m. or 151sq.ft.  
Total: 198sq.m. or 2132sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE





*The property boasts an array of period features and has been tastefully extended and renovated to create a stunning family home with four bedrooms and 2 bathrooms.*

### The Property continued . . .

On the ground floor there is a separate shower room, comprising of a shower cubicle, wash basin and WC.

A staircase from the reception hallway leads to the first floor landing. The main bedroom enjoys elevated views over the front garden and benefits from a wall of fitted wardrobes. Bedroom two is also a double bedroom with a pretty fireplace providing a focal point and fitted wardrobes either side of the chimney. Bedroom three is also found on this level and is at the rear of the property adjacent to the family bathroom. The large family bathroom enjoys a freestanding bath and separate shower cubicle, wash basin and WC. Bedroom four is located on the top floor and benefits from some eaves storage.

### 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 second left turning into New Valley Road and the property can be found on your right hand side. Parking for this property is located behind the house in Wayside Close.





## Grounds & Gardens

To the front of the property there is a shingled garden with raised borders and wooden pedestrian gate and path to the front door. The parking for the property is situated at the rear where there is an off road parking space and detached single garage. The rear garden is laid mainly to lawn edged with some mature shrubs. There is an attractive patio area adjacent to the kitchen providing an ideal sunny spot for summer entertaining. The whole garden offers a high degree of privacy with mature boundaries and fencing. The house has been designed for entertaining.



## 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. 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.





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

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## Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: D    Current:57    Potential: 78

Property Construction: Concrete with slate roof

Heating: Gas central heating (gas combi boiler)

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property

Conservation Area: No

## 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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