



BARNES LANE, £600,000, FREEHOLD, COUNCIL TAX BAND-C EPC-D

A CHARMING AND RECENTLY MODERNISED TO A HIGH SPECIFICATION. THIS TWO BEDROOM SEMI-DETACHED COTTAGE, ENJOYING A GENEROUS SOUTH WESTERLY GARDEN BACKING ONTO THE DANES STREAM WHILST IN PRIME POSITION ON THE EDGE OF THE VILLAGE CENTRE AND ITS AMENITIES.



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DESCRIPTION:

A charming and recently modernised to a high specification. This two bedroom semi-detached cottage, enjoying a generous south westerly garden backing onto the Danes Stream whilst in prime position on the edge of the village centre and its amenities.

Approach:

Enclosed entrance porch with obscure double glazed front door, which provides access to the:

Entrance Hallway:

Stairs to first floor landing accommodation with single door under stairs storage cupboard, single radiator, natural stripped wooden flooring and wall mounted heating thermostat and controls. Doors off to all ground floor accommodation, including door to:

Sitting Room:

Double glazed bay window to the front, double radiator, chimney breast with inset feature fireplace set on a stone plinth, two double door built-in storage cupboards, natural stripped wooden flooring, television aerial points with further plastered archway to the:

Dining Room:

Double glazed window to the rear, double radiator, natural stripped wooden flooring, returning door to the hallway.

Kitchen:

Aspect room with double glazed windows to both the rear and side and further double glazed door, providing access out onto the side and rear of the garden. Wooden work surface in part to four walls with a range of shaker style base and draw units below with further matching wall mounted units over, butler style sink in set to the work surface with Victorian style mono taps over. Space and plumbing below for washing machine with adjacent for ringed gas hob. Also set to the work surface with fitted electric oven below and extractor fan and light above space for upright fridge freezer. Ceramic tiled flooring, wall mounted Valliant gas heating and hot water boiler, part tiled walls and power point. Stairs from the Entrance Hallway provide access to the:

First Floor Landing:

Doors off to all first floor accommodation, ceiling light point with inset loft hatch, giving access to the roof base and storage area.

Bedroom One:

Double glazed window to the front, two double door built-in wardrobes with hanging rail and separate storage space below, double radiator and power points.

Bedroom Two:

Double glazed window to the rear, double radiator and power point.

Family Bathroom:

Obscure double glazed window to the rear, matching suite comprising of low-level WC, vanity wash hand basin with fitted double cupboard below and mono tap over, claw foot freestanding bath with mono taps and Victorian style wall mounted shower attachment over, wall mounted ladder style radiator, ceramic tiled flooring and part tiled walls.

Outside:

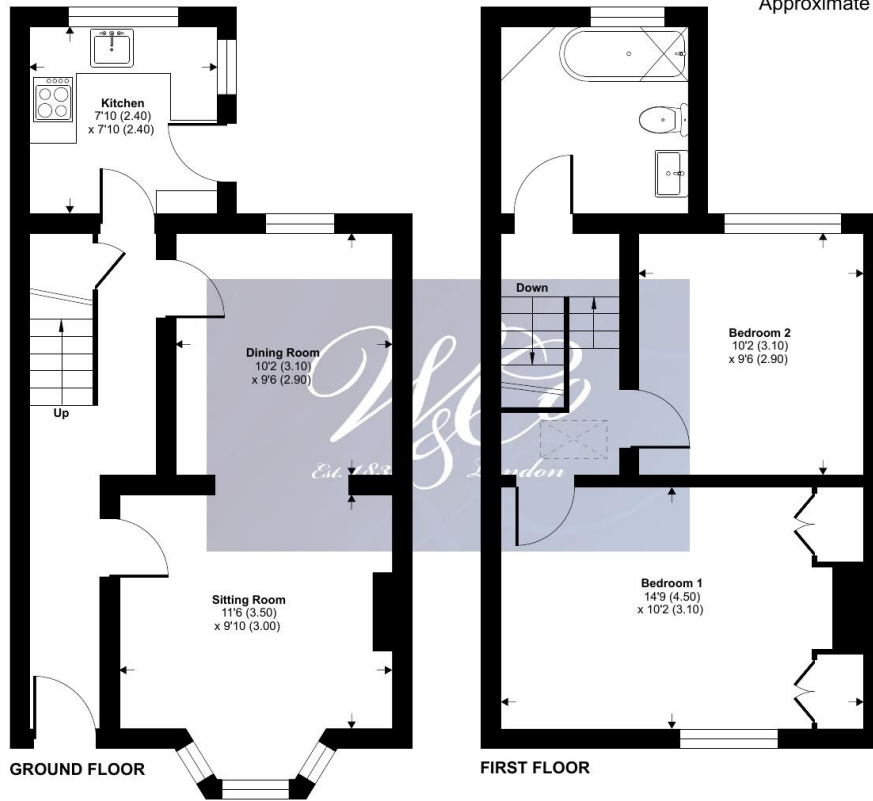
The rear garden faces south and is enclosed to both sides by timber fencing. There is a patio area direct to the back of the property which leads down to a small shingled area and this intern leads to a separate area which has been laid to lawn. The rear garden has earth dug borders to both sites containing an array of mature shrubs, trees and bushes.





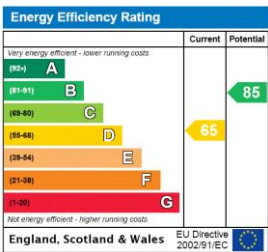
Hillside House, Barnes Lane, Milford On Sea, Lymington, SO41

Approximate Area = 782 sq ft / 72.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for ESH Estates Ltd (Winkworth). REF: 1101290

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property ref: MOS210059
 Heating supplier: Valliant gas heating
 Water Supplier: TBC
 Broadband: For Supplier and speed we refer to OFFCOM
 Coastal Erosion Management in your area- Gov.uk
 Shown were correct at the time of printing



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