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WAYSIDE CLOSE, OIE £900,000

Winkworth



Set in a secluded, peaceful location and accessed by a private road. Chestnut Cottage has a southerly private rear garden. This spacious, three bedroom, two bathroom, study, detached chalet bungalow is situated within easy walking distance of the village centre and sea front.

Front

A covered entrance porch with an outside courtesy light with obscure double glazed front door with matching side screen provides access to the entrance. There is a hallway with stairs to the first floor landing and accommodation. The hallway has a single door under stairs storage cupboard and a single radiator. A further single door with built-in airing cupboard, houses the hot water cylinder with an immersion switch. There are doors off to all ground floor accommodation including door to the;

Sitting Room

The sitting room has a double glazed bay window to the front and Purbeck stone built fire place. It has a double radiator, power points and an arch to the dining area.

Dining Area

Double glazed window to the side with further double glazed sliding patio doors giving access out to the large rear sun lounge and garden. Double radiator and a single door with access to the kitchen.

Sun Lounge

The sun lounge is part brick with a double glazed construction which sits under a pitched triple glazed roof. It has the benefit of power, lighting, double radiator and double glazed windows to the rear and side. It also has further double glazed double opening french doors which give access into the private rear garden.

Study

Triple aspect room with double glazed windows to both: front rear and side, along with a double radiator and power points.

Kitchen/Breakfast room

Double glazed window to the rear. Edged work surface in two parts of the wall with a range of base and drawer units below with further matching wall mounted units. A twin bowl and drainer unit. The kitchen benefits from a gas and electric oven with part tiled walls, power points and a plastered arch which gives access to the utility room.

Utility room

Twin aspect room with a double glazed window to the rear and an adjacent obscure double glazed door, giving access to the side and rear of the property. There is a work surface in part to walls with a range of base and drawer units below and matching wall mounted units above. Plumbing for washing machine with adjacent space for an upright fridge freezer. Wall mounted Worcester Bosch gas, heating and hot water boiler with built-in timer switch and controls. Part tiled walls and power points.



Ground floor shower room

Double glazed obscure window to the side with a matching suite comprising of low-level WC with concealed cistern, vanity wash basin with fitted double cupboards below. A walk-in shower cubicle with wall mounted electric shower and a further ladder style radiator. Tiling to all visible wall space.

Ground floor bedroom

A dual aspect room with double glazed window to the side and further double glazed bay window to the front. Along with a double radiator and power points.

Upstairs

Stairs from the entrance hallway provide access to the first floor landing. Single door where there is a walk-in storage cupboard with shelving and power points. Doors off to all first floor accommodation including door to:

Bedroom two

Double glazed window to the front. There is a double door, built-in wardrobe with hanging rail and further single door, eaves storage access. Single radiator and power points.

Bedroom Three

Dual aspect room with double glazed windows to both front and sideband a double radiator. Double door built-in wardrobe with hanging rail and full range of fitted bedroom furniture, including a dressing table, his and hers bedside cabinets and further storage unit with access to the under eaves storage cupboard.



First Floor Bathroom

The bathroom benefits from obscure double glazed window to the rear with a matching suite comprising of low-level WC, pedestal wash hand basin and panelled bath with mono taps and a grab rail. Single radiator with part tiled walls throughout.

Outside

The outside the property is approached via a sweeping tarmac driveway which provides off-road parking and turning for a number of cars. This leads directly to the detached single garage which is accessed via a metal up and over door and benefits from both power and lighting. The front garden features mature shrub trees and bushes. There is a block paved path which leads to the rear garden with a door to the kitchen and garage. There is an outside security lighting and access to the rear garden via a wooden pedestrian gate.

Rear Garden

The rear gardens are a particular feature of the property and enclosed by side and rear in part by timber fencing and hedging. There is a small patio area directly to the back of the property, with a remainder being laid to lawn, surrounded by borders, containing mature, shrubs, trees and bushes. There is a wooden and glazed greenhouse storage shed and access to the rear garage.



Wayside Close, Milford On Sea, Lymington, SO41

Approximate Area = 1600 sq ft / 148.6 sq m

Garage = 161 sq ft / 15 sq m

Total = 1761 sq ft / 163.5 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). © ríchecom 2022. Produced for ESH Estates Ltd (Winkworth). REF: 927534



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