



WESTOVER ROAD, £2,000,000, FREEHOLD

THIS WELL-LOVED FOUR-BEDROOM FAMILY HOME HAS ONLY BEEN ON THE MARKET ONCE IN THE LAST 50 YEARS AND IS IDEALLY SITUATED WITHIN EASY WALKING DISTANCE FROM THE SEAFRONT AND THE VILLAGE OF MILFORD ON SEA AND ALL ITS' AMENITIES. WESTOVER HOUSE IS AN INTERESTING PROGRESSION OF BUILDING STYLES THROUGH THE AGES, STARTING OFF AS A THATCHED COTTAGE AND LATER ON EXTENDED INTO A GEORGIAN STYLE AND THEN AGAIN EXTENDED IN THE VICTORIAN ERA, THEREFORE IS SUBSEQUENTLY GRADE II LISTED. THE PROPERTY COMPRISES OF THREE FLOORS, OFFERING STUNNING SEA VIEWS OUT TOWARDS THE ISLE OF WIGHT FROM THE TOP FLOOR. IT IS SET IN BEAUTIFULLY MAINTAINED SOUTHERLY GARDENS, APPROACHED BY A SWEEPING CARRIAGE DRIVE ALLOWING AMPLE PARKING FOR MULTIPLE VEHICLES, WITH A CAR PORT AND DOUBLE GARAGE FOR ADDITIONAL STORAGE.

Winkworth

for every step...

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The Approach:

Circular shingle driveway provides access to the cottage style entrance porch with stone paved flooring, attractive pitched thatch roof and outside courtesy light with Georgian style window and window seat to the side. Part wooden and multi glazed front door leads in turn to the:

Entrance Hallway:

Stairs to first floor landing and accommodation. Doors off to the Study and Sitting Room with further access to the in a Hallway.

Study

Ornate wooden fire surround with cast iron mantle giving access to the fireplace, double radiator, wooden block paved flooring.

Sitting Room:

Fitted shelving set behind a sliding part wooden and single glazed door, window seat, Inglenook style fireplace with brick back and hearth, single door built-in storage cupboard. Returning door to the Storage Room and further returning door to the:

Work Room:

Double door built-in storage cupboard with adjacent double sliding door cloak cupboard and power points. Door to the:

Inner Hallway:

Giving access to the remainder of the ground floor accommodation with a second dog leg staircase to first floor landing and accommodation, single door built-in under stairs storage cupboard, picture glazed window to the rear, power points.

Cloakroom:

Matching suite comprising of low-level WC with concealed cistern and vanity wash hand basin with mono taps over and fitted double cupboard below, both double and single door built-in storage cupboards with additional drawers and storage space, slate flooring.

Drawing Room:

Georgian style secondary windows to the front with adjacent matching part wooden and multi glazed French doors which give access to a further front porch, ornate wooden fire surround with working fireplace, five wall light points, secondary returning door to the hallway.

Utility Room:

Housing the gas central heating boiler, space for washing machine and dryer. Double doors out onto the courtyard garden.

Kitchen/Dining Room:

Dual aspect room with part wooden door giving access out to the side porch and garden with further window to the front and adjacent full length bay window also to the front. Quartz work surface in part to two walls with a range of shaker style base and drawer units below with further matching wall mounted units over and matching central island again with shaker style units below, gas and electric range with fitted extractor fan and light above, butler style sink with mono taps above, fitted dishwasher with adjacent inset fridge and freezer, natural stripped wooden flooring, log burning stove in the dining area, television aerial points and power points.

First Floor Landing:

This is split level with further staircase to the Second Floor and Accommodation with single door under stairs storage cupboard. Access off to all First Floor Accommodation including doors to the:

Principal Bedroom Suite:

Dual aspect with sash windows to both the side and front, two single door access to the eaves storage. Further access to the:

Ensuite Bath and Shower Room:

This is a Jack and Jill Bathroom with access from the Principal Bedroom and the Hallway, two windows to the front, matching suite comprising of low-level WC with concealed cistern, panelled bath with shower attachment, circular wash hand basin with mono taps over, marble surface with drawers and cupboards below, a walk-in double shower with wall mounted mains shower, wooden flooring and heated towel rail.

Bedroom Two:

Dual aspect with secondary window to the front and further part wooden window to the side, two double door built-in wardrobes, ornate fireplace with wooden mantle.

Bedroom Three:

Part wooden window to the front, ornate wooden fire surround, power points.

Bedroom Four:

Part wooden window to the side, double door built-in wardrobe, ornate fire surround with wooden mantle, power points.

First Floor Shower Room:

Obscure window to the rear, matching suite comprising of low-level WC with concealed cistern, wash hand basin with mono taps over and fitted double cupboard below and walk-in double shower cubicle with wall mounted shower, ceramic tiled flooring, heated towel rail.

Bathroom:

With dual access from the landing, part wooden window to the front, matching suite comprising of low-level WC with concealed cistern, pedestal wash hand basin with mono taps over and wooden panelled bath with Victorian style mono taps above. Stairs from the First Floor Landing providing access to:

Attic Room:

With stunning views out towards the Sea and Isle of Wight, part wooden window to the front, door off to a further walk-in storage area, power points.

Outside:

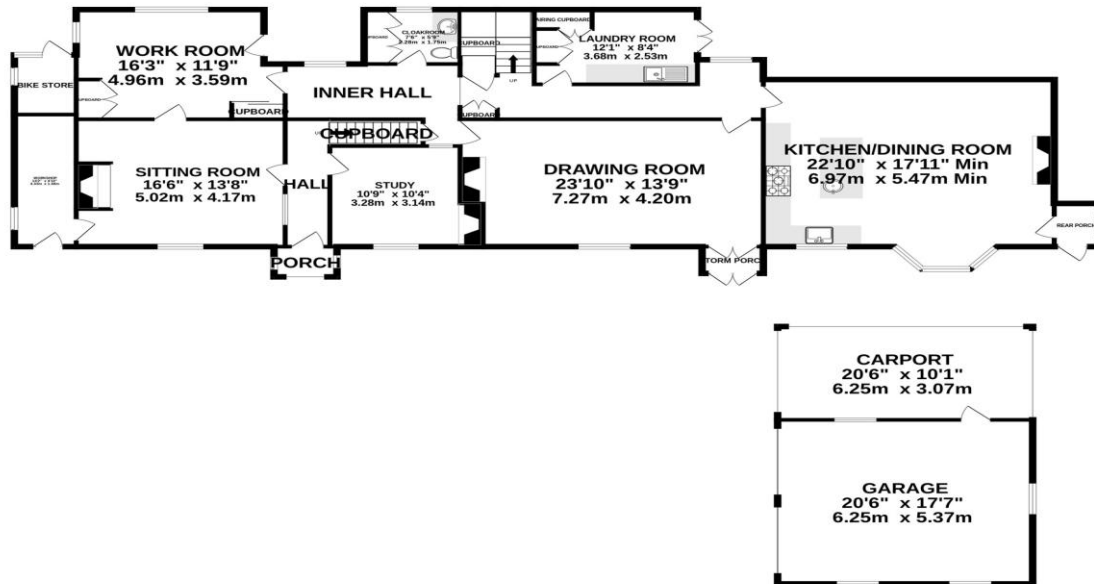
The property is accessed via a sweeping and shaped shingled driveway and is enclosed to all sides by timber fencing and mature hedging. From the shingle driveway there is a shaped matching path which leads to the side and front of the garden which again is enclosed by mature trees and hedging providing a huge amount of privacy. A patio area comes directly from the Kitchen with steps down to a further part of the garden where there is a summer house adjacent greenhouse and further storage sheds and areas.

Garage:

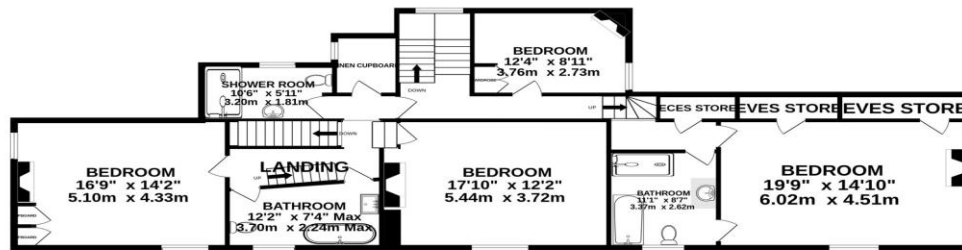
Double garage which is accessed via two electrically operated up and over doors, the garage has the benefit of both power and lighting with single glazed window and pedestrian door, leading into a further carport from there. There is further access at the side to a delightfully secluded vegetable garden and seating area with wooden fence and access to the main part of the garden.



GROUND FLOOR
2396 sq.ft. (222.6 sq.m.) approx.



1ST FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 3989 sq.ft. (370.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Ref: MOS220019

Council Tax Band: G

Heating: Gas Central Heating Boiler

Water Supplier: Southern Water

Broadband: For supplier and speed we refer to Offcom.

Coastal Erosion Management in your Area-Gov.uk

All figures that are shown were correct at the time of printing.

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