



## SHARVELLS ROAD, GUIDE PRICE £2,250,000, FREEHOLD

THIS EXCEPTIONAL ORIGINAL RAVENSCROFT PERIOD RESIDENCE OFFERS APPROXIMATELY 3,500 SQ FT OF EXQUISITELY PRESENTED ACCOMMODATION, WITH CHARACTERFUL PERIOD FEATURES THROUGHOUT. DEFINED BY ITS IMPRESSIVE PROPORTIONS, HIGH CEILINGS, AND BEAUTIFULLY PRESERVED ORIGINAL FEATURES. THE HOME PROVIDES A VERSATILE LAYOUT INCLUDING MULTIPLE FORMAL RECEPTION ROOMS, A STRIKING LIFESTYLE KITCHEN, DINING AND LIVING SPACE-DESIGNED FOR CONTEMPORARY LIVING. THE ACCOMMODATION INCLUDES FIVE WELL-APPOINTED BEDROOMS AND THREE BATHROOMS. SET WITHIN PRIVATE, WEST-FACING LANDSCAPED GROUNDS, THE HOUSE ENJOYS ELEVATED TERRACES, MATURE GARDENS IDEAL FOR ENTERTAINING, AND A VERSATILE GARDEN CABIN SUITABLE AS A HOME OFFICE, STUDIO OR LEISURE SPACE. FURTHER BENEFITS INCLUDE PRIVATE LONG ENTRANCE DRIVEWAY, DOUBLE GARAGE, AMPLE PARKING FOR MULTIPLE VEHICLES, SITUATED IN A SOUGHT AFTER AND SECLUDED POSITION OVERLOOKING THE NATURE RESERVE, WITH A SHORT WALK BETWIXT THE VILLAGE CENTRE OF MILFORD ON SEA AND ALL IT'S AMENITIES, AND THE CLIFF TOP AND SEAFRONT.

**Winkworth**

## DESCRIPTION

### ENTRANCE VESTIBULE

With double glazed windows, ceramic tiled flooring, ceiling light point and an internal door leading through to:

### ENTRANCE HALL

A welcoming and impressive hallway featuring herringbone oak flooring, ceiling light point, central heating radiators, understairs storage cupboard and doors providing access to all ground floor accommodation.

### DRAWING ROOM

A well-proportioned dual-aspect reception room with an open fireplace set within a stone surround and hearth. Double glazed windows and a glazed door open directly onto the west-facing terrace and garden beyond.

### SNUG

Accessed via double opening doors from the Entrance Hall and also from the Drawing Room. The room enjoys garden views through double glazed windows fitted with shutters and features a central fireplace, herringbone oak flooring and ceiling light point.

### DINING ROOM

A formal dining space with a pleasant front aspect, double glazed windows, a period fireplace, central heating radiator and ceiling light point.

### LIFESTYLE KITCHEN/ DINING/ LIVING AREA

The heart of the home, offering a superb open-plan arrangement designed for modern family living. The kitchen is fitted with a range of base and eye-level units with granite and timber worktops, a double bowl Butler sink, integrated gas-fired Aga, four-ring gas hob, tiled flooring, recessed ceiling spotlights and space for an American-style fridge/freezer. A window overlooks the rear garden and the kitchen flows naturally into the dining area, which provides ample space for a large table and benefits from bi-fold doors opening onto the terrace. The living area is particularly striking, featuring a high vaulted ceiling, floor-to-ceiling cathedral-style double glazed windows overlooking the garden, and a recessed double-sided wood burner with adjacent shelving and storage.

### STUDY

Situated off the living area, the study enjoys the benefit of the double-sided wood burner, recessed lighting, tiled flooring and built-in shelving. A concealed door leads to:

### STORAGE ROOM

With window and ceiling light point. From the kitchen:

### LAUNDRY ROOM

Well-appointed with a Butler sink, extensive work surfaces, base and wall units, integrated double oven, space and plumbing for washing machine and tumble dryer, space for a tall fridge/freezer, wall-mounted Worcester gas boiler, tiled flooring, recessed lighting and a double glazed window.

### SECOND ENTRANCE HALL

With stable door and side screens, tiled flooring, central heating radiator, recessed lighting and a range of coat cupboards providing excellent additional storage.

### GROUND FLOOR WC

Comprising WC, wash hand basin, tiled floor and walls, extractor and light point.

### SECOND WC

With WC, wash hand basin, window, extractor and ceiling light point. An elegant staircase rises from the Entrance Hall to the:

### FIRST FLOOR LANDING

With ceiling light point, central heating radiator, linen cupboard, deep storage cupboard and access to the roof space.

### PRINCIPAL BEDROOM SUITE

Enjoying views over the rear garden, this spacious principal bedroom includes fitted furniture with three double wardrobes, a dressing table, additional built-in storage, ceiling light point and central heating radiators. Door to:

### PRINCIPAL ENSUITE SHOWER ROOM

Fitted with shower, WC, wash hand basin, heated towel rail, tiled flooring, recessed lighting, shaver point and window.

### BEDROOM TWO

A generous double bedroom with dual aspect windows, period fireplace, fitted wardrobes, ceiling light point and radiator.

### BEDROOM THREE

Double aspect with built-in wardrobes, ceiling light point, radiator and direct access to the Jack & Jill family bathroom.

### FAMILY SHOWER ROOM (Jack & Jill)

Comprising a walk-in wet room style shower, concealed cistern WC, double vanity unit, heated towel rail, recessed lighting, extractor and window. Accessible from both the landing and Bedroom Three.

### BEDROOM FOUR

Another well-proportioned double bedroom with built-in wardrobe, double glazed windows, ceiling and wall light points and radiator.

### BEDROOM FIVE

Overlooking the rear garden with built-in wardrobe, ceiling light point and radiator.

### SECOND FAMILY BATHROOM

Featuring a large shower, a striking freestanding copper bath with mixer tap and shower attachment, WC, wash hand basin, tiled flooring, heated towel rail, recessed lighting, extractor and window.





## OUTSIDE

The property sits within beautifully landscaped and private west-facing grounds. An elevated paved terrace, accessed directly from both the Drawing Room and the lifestyle kitchen area, enjoys views over a pond feature and provides an ideal setting for outdoor entertaining. Steps lead down to a generous lawn bordered by mature shrubs, trees and flower beds, with further steps rising to a second terrace and veranda with composite decking.

## GARDEN CABIN

A superb and versatile outbuilding offering an excellent space for entertaining, working from home, leisure or fitness use. Featuring three sets of double doors overlooking the garden and main house, power, lighting, electric heating, sauna, shower facilities and decked space suitable for a hot tub. Attached greenhouse and garden shed.

The remainder of the garden is predominantly laid to lawn with established borders and specimen trees, enclosed by fencing. Additional storage is provided by a further shed located behind the garaging, along with external power points.

Access to the front of the property is via a long gravel driveway offering ample parking and turning space, bordered by natural planting and walling, and leading to:

## GARAGE ONE

With electrically operated door, light and power.

## GARAGE TWO

Also with electric door, light and power, and an interconnecting door between both garages.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Property Ref: MOS250066**

**Council Tax Band: G**

**Heating: Worcester Gas Heating Boiler**

**Water Supplier: TBC**

**Broadband:** For supplier and speed we refer to Ofcom

**What3words:** topical.awoken.unguarded

Coastal Erosion Management in your Area-Gov.uk

*All shown were correct at the time of printing*

**Winkworth**

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