



KIVERNELL ROAD, OIRO £2,000,000, FREEHOLD

This immaculate, architect-designed residence extends to approximately 3,000 sq ft showcasing contemporary living at its finest. The home features five generously proportioned bedrooms, each with its own ensuite, including a luxurious principal suite with dressing room. The heart of the property is a modern lifestyle kitchen/dining space, designed for both family life and entertaining, with seamless access onto a full-width decked terrace and the south-facing rear garden. A practical utility room adjoins the kitchen, with direct access to the garden and the integral double detached garage, complete with electric vehicle charging point. Complementing the main living space is a light-filled sun room, a spacious sitting room, and a study and luggage room, offering versatility for modern living. The property offers a secluded and substantial driveway with ample parking and turning for multiple cars, it is situated in an ideal position in the village of Milford on Sea, walking distance from both the village centre and the seafront. The property also has air recycling throughout and also air conditioning in 2 of the bedrooms.

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DESCRIPTION

Entrance Porch

Accessed via a double-glazed front entrance porch with tiled flooring and recessed ceiling spotlighting, the front door leads to the:

Reception Hall

A substantial sized space with ceramic tiled flooring and underfloor heating, feature lighting, and a striking glass balustraded staircase. Double doors lead through to all ground floor accommodation including doors to:

Sitting Room – 21'7" x 16'11"

A triple-aspect room with views out towards the southerly rear garden, feature fireplace, tiled flooring, and recessed ceiling spotlights, television aerial points and power points.

Study – 12'7" x 9'11"

Light and versatile, with double-aspect glazing, ceramic flooring, power points and access to the garden.

Kitchen/ Dining & Lifestyle Room – 34'1" x 16'6"

Open plan space with extensive base and wall mounted units, Central island incorporating Neff induction hob with recessed extractor, breakfast bar, wine chiller. Integrated appliances including twin Neff ovens with warming drawers, microwave, full-height fridge and freezer, Sink and drainer unit with instant boiling water tap over, ceramic tiled flooring, plinth lighting, and recessed spotlights. Space for large dining table and lounge furnishings. double-glazed doors opening onto the south-facing rear garden. Door to the:

Utility Room – 9'7" x 6'6"

Work surfaces in part to two walls, 1 ½ bowl sink in set to the work surface, storage, and space/plumbing for appliances. External door to garden.

Luggage Room – 10'9" x 6'9"

Garden Room – 16'3" x 13'5"

A stylish rear reception space with bi-folding doors to the garden, lantern ceiling window, recessed shelving, spotlighting, wall lights, and wood-effect flooring.

Plant Room – 9'4" x 7'10"

Housing the central heating system and Worcester boiler, with additional storage and worktop space.

Guest Cloakroom – 6'9" x 3'6"

Concealed cistern WC, vanity wash basin, and obscure glazed window.

First Floor Landing & Accommodation:

Light-filled with a window aspect overlooking the southerly rear garden, linen cupboard, access to all first floor accommodation including doors to:

Principal Bedroom – 16'5" x 11'1"

Vaulted ceiling, Juliette balcony with rear garden southern views, fitted wardrobes and dressing table, air conditioning, and walk-in wardrobe.

EnSuite to Principal Bedroom – 12'4" x 9'6"

Luxuriously fitted with freestanding bath, integrated TV screen, large walk-in shower, twin vanity basins, WC, heated towel rail, tiled walls and flooring, recessed lighting, and access to a decked balcony with glazed balustrade.

Bedroom Two – 16'5" x 10'6"

Vaulted double bedroom with Juliette balcony, air conditioning, fitted wardrobes, recessed lighting, and ensuite facilities.

EnSuite Bedroom Two – 7'1" x 6'8"

Appointed with a bath and overhead shower with screen, vanity wash basin, WC, heated towel rail, fully tiled walls and floor, obscure glazed window, and recessed lighting.

Bedroom Three – 12'10" x 10'3"

A well-proportioned bedroom with double-aspect windows, recessed spotlighting, fitted triple sliding-door wardrobe, television point, door to the:

Ensuite Bedroom Three: – 10'6" x 9'9"

Modern suite with walk in shower, concealed cistern WC, vanity wash basin, heated towel rail, tiled finish, and spotlighting.

Bedroom Four – 16'5" x 9'8"

A double bedroom with fitted wardrobe, recessed lighting, TV point, and access to the:

EnSuite Bedroom Four – 6'9" x 6'6"

Modern suite with shower enclosure, concealed cistern WC, vanity wash basin, heated towel rail, tiled finish, and spotlighting.

EnSuite Bedroom Five – 12' x 10'10"

Currently used as a sewing room, double glazed window, fitted wardrobe, recessed lighting, and ensuite shower room.

Outside:

The property is set behind electric entrance gates with pedestrian access, a wide brick-paved driveway, and well-tended shrub and flower borders. The property also has an electric car charging point.

Detached Double Garage – 20'9" x 18'

With electrically operated door, lighting, power, workbench, storage, personal access door, and adjoining electric car charging point.

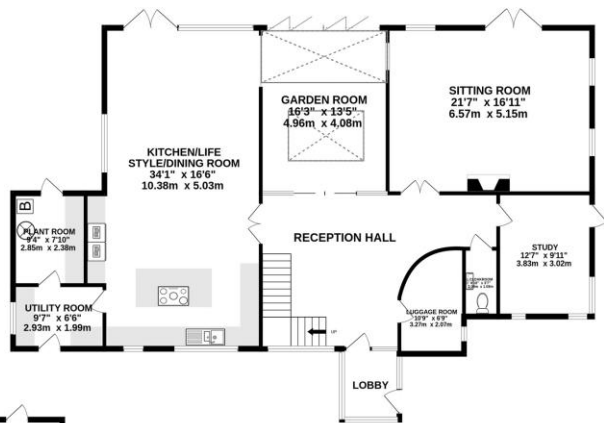
Rear Garden:

The southerly rear garden is beautifully landscaped with composite decking areas adjoining the house garden laid mainly to lawn with established planting and specimen trees, a water feature and fenced boundaries. There is a timber summer house with light and power and additional seating areas, hardstanding, and a garden store.

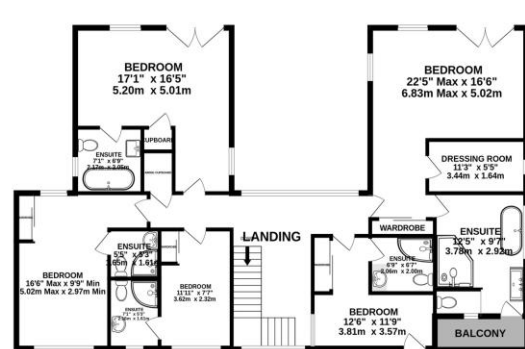




GROUND FLOOR
1792 sq.ft. (166.5 sq.m.) approx.



1ST FLOOR
1376 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA : 3168 sq.ft. (294.4 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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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	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY REF: MOS250063
Tenure: Freehold
Council Tax Band: G
Heating: Worcester Central Heating Combi Boiler
Water Supplier: Bournemouth Water
Broadband: For supplier/speed we refer to Offcom
 All figures that are shown were correct at the time of printing.

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