



NORTH HEADS
OFFERS IN EXCESS OF £1,250,000

Winkworth

An upside down lifestyle home offering spectacular views of the needles and Hengistbury Head. Moments from the beach and Danes Stream Nature Reserve.

Entrance

Quarry tiled steps lead to the covered entrance porch, with an obscure double glazed front door with matching side screens, as well as an outside courtesy light.

Entrance Hallway

Large double door built in cupboard with a wall mounted electric fuse board. Ceramic tiled flooring and a further obscure door to the integral garage. Stairs leading up to the:

First Floor Landing

Double glazed window to the side, ceiling light points and an inset loft hatch giving access to roof space and storage area. Oak engineered flooring with doors off to all first floor accommodation, including door to the:

Sitting Room

A beautiful and bright L-shaped room with two double glazed windows to the rear, as well as double glazed sliding patio doors, which give access out to the balcony and offers delightful and uninterrupted views of the Isle of Wight, Needles and The Solent. Wooden engineered floor, which continues through double doors to the

Dining Room

A dual aspect room with double glazed windows to both the front and side and offering plentiful space for a large dining table and further furniture.



The Area

Milford on Sea is a beautiful coastal village that is full of character and is centred around its renowned Village Green, which is bordered by a wide range of independently owned shops, cafes and restaurants.

Known for its active community, Milford on Sea is beautifully positioned to make the most of its panoramic Solent views with coastal walk to the hamlet of Keyhaven and onwards to the Georgian market town of Lymington to the East, whilst the peaceful beaches of Barton on Sea with views towards Christchurch Bay and The Purbecks are to the West.

Train Stations:

- New Milton 3.5 miles
- Sway 5.5 miles
- Lymington 5.6 miles
- Brockenhurst 8.8 miles

Schools:

Primary

- Pennington 4.1 miles
- Lymington 4.6 miles

Secondary

- Priestlands 4.0 miles

Private

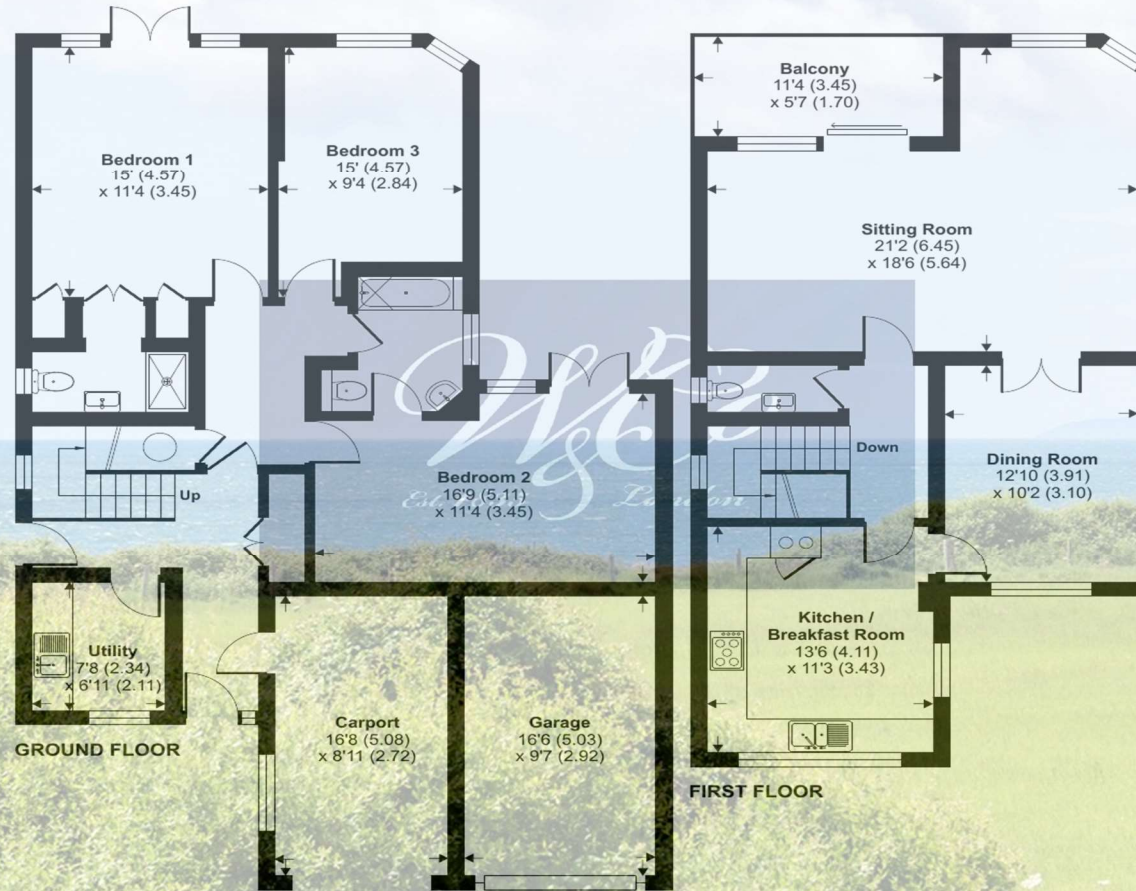
- Durlston 3.0 miles
- Walhampton 5.8 miles



Milford On Sea, Lymington, SO41

Approximate Area = 1775 sq ft / 164.9 sq m (includes garage & excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for ESH Estates Ltd (Winkworth). REF: 858575

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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