



## STUDLAND DRIVE, £845,000, FREEHOLD

THIS STYLISHLY UPDATED AND WELL-PRESENTED DETACHED HOME OFFERS CONTEMPORARY LIVING WITH SPACIOUS AND VERSATILE ACCOMMODATION. THE PROPERTY FEATURES THREE GENEROUSLY SIZED DOUBLE BEDROOMS AND AN OPEN-PLAN KITCHEN, DINING, AND SITTING AREA, CREATING AN INVITING SPACE IDEAL FOR SOCIALS AND FAMILY LIFE. A STANDOUT FEATURE IS THE EXPANSIVE SOUTH-FACING GARDEN, PROVIDING AN ABUNDANCE OF NATURAL LIGHT AND A PERFECT SETTING FOR OUTDOOR RELAXATION AND ENTERTAINING. ADDITIONAL BENEFITS INCLUDE GENEROUS OFF-ROAD PARKING AND AN INTEGRAL DOUBLE GARAGE, ENSURING BOTH CONVENIENCE AND SECURITY. IDEALLY SITUATED WITHIN WALKING DISTANCE OF THE CLIFF TOP, BEACH, AND VILLAGE CENTRE, THIS HOME COMBINES COASTAL CHARM WITH EVERYDAY PRACTICALITY.

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#### GROUND FLOOR

A spacious entrance hall with engineered oak flooring provides access to a cloakroom and utility room. The utility room has a range of fitted units, space and plumbing for a washing machine and tumble dryer, and internal access to the integral double garage, which has an electric up-and-over door.

The open-plan kitchen/dining/sitting room features engineered oak flooring throughout and UPVC sliding doors opening to the south-facing garden and raised terrace. The sitting area includes a Stovax wood-burning stove with bespoke built-in shelving. The kitchen is fitted with a modern grey satin-finish suite of soft-close wall and base units, a breakfast bar, and ample work surfaces. Bosch integrated appliances include a single oven, microwave/oven combination, four-ring gas hob, and dishwasher. There is also an inset sink with mixer tap, space for a freestanding fridge/freezer, and recessed spotlights.

#### FIRST FLOOR

The first-floor landing provides access to three well-proportioned double bedrooms, two of which have fitted wardrobes. The family bathroom is fitted with a contemporary suite comprising a panelled bath, WC, vanity unit, and a separate shower enclosure. Smooth plastered ceilings and walls are featured throughout the property.

#### OUTSIDE

The property is set back from the road, approached via a private driveway providing off-road parking for several vehicles, leading to the integral double garage. The south-facing rear garden extends to approximately 65 metres, comprising a raised terrace adjoining the rear of the property, with the remainder laid mainly to lawn with an area of decorative shingle and enclosed by fencing.

#### ALL ABOUT MILFORD ON SEA

Milford on Sea is a vibrant coastal village with a heart, all amenities surround the village green. It offers a wide array of restaurants, pubs, cafes, and shops. The local amenities include a village veg, butcher with special b-b-q selection, medical centre, other essentials shops and great smiles, dental surgery. Throughout the year, the village green hosts numerous events such as an Arts & Music Festival, Plant Sale, Dog Show, and Christmas & Carole Light Service on the first Friday of December. The Community Centre and the **village's four churches** also run active clubs year-round.

Magic Milford also has to offer the benefit of scenic walks, with breath taking views of the Isle of Wight, the Needles, Christchurch Bay and Hengistbury Head.

For nature enthusiasts, one can enjoy forest walks through the Pleasure Grounds and Studland Common, both local nature reserves, backing onto the nearby Shorefield Holiday Park facilitating its own indoor and outdoor swimming pool, gym, bar and restaurant.

Just a short drive away is the New Forest National Park. This substantial Park offers unspoiled woodland, heathland, and river valleys, where multiple species of wildlife including Ponies and Cattle roam freely. The New Forest is ideal for walking, cycling, and horse riding in a car-free environment.

The Georgian town of Lymington is only 3 miles from Milford, in addition to the nearby town of New Milton which offers not only local shops, comprehensive and private schooling and supermarket, but a Rail Station providing fast services direct to London Waterloo. Bournemouth town and the City of Southampton, 18 Miles from Milford on Sea, both obtain airports offering convenient access for domestic and international flights.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

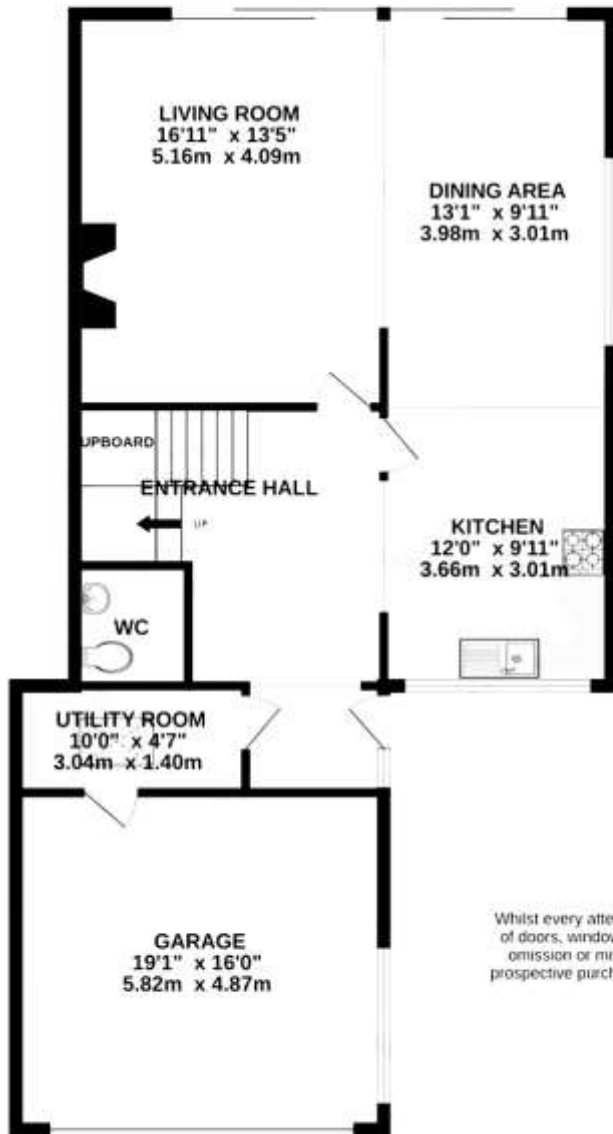
Tax Band: F (2024/2025 - £3,106.12 approx.)

EPC Rating: E

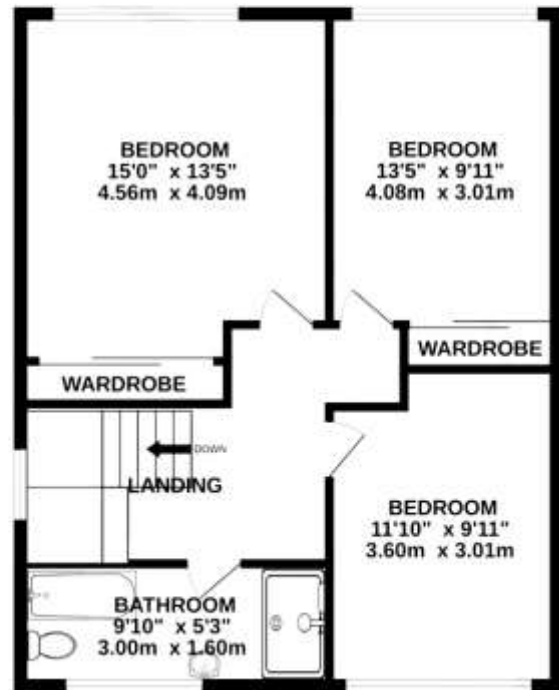




GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



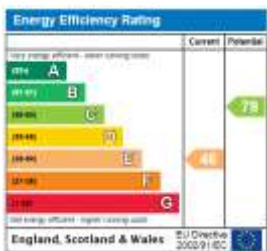
1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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.



Property Ref: MOS230125  
Tenure: Freehold  
Council Tax Band: F  
Broadband: For supplier and speed we refer to Ofcom.  
Coastal Erosion Management in your Area- Gov.uk  
*All figures that are shown were correct at the time of printing.*

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