



BARNES LANE, MILFORD ON SEA
£1,180,000 FREEHOLD

Winkworth



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Entrance

The house has a covered entrance porch with outside courtesy light, quarry tiled step, UPVC front door with obscure matching side screens to both sides which leads through to the enclosed entrance porch to a part wooden and multi glazed front door with matching side screens. This provides access to:

Entrance Hallway

A spacious entrance hallway, inset loft hatch giving access to the large roof space and storage area with pulldown ladder. There are double doors giving access to a built-in cloaks cupboard with both hanging rail and separate storage space. Further double door built-in airing cupboard housing the hot water cylinder with slatted shelving. Doors off to all accommodation including:

Kitchen/Breakfast Room

Work surface in part to two walls with a range of base and drawer units below and matching wall-mounted units over. Twin bowl sink with drainer inset to the work surface with mono tap over and water softener below. Integrally fitted Miele dishwasher. Larder style unit incorporating a Hotpoint electric double oven. Matching central-island with four ring ceramic hob with central extractor fan and light. Space for an upright fridge freezer. Double glazed windows to the rear. Ceramic tiled flooring, part tiled walls, a door off to:

Utility Room

Rolled edge work surface in part to two walls with a range of base and drawer units below and wall mounted units over. Single bowl stainless steel sink inset to work surface. Space and plumbing below for washing machine and tumble dryer. Wall-mounted boiler. Ceramic tiled flooring. Double glazed window and door to the rear, giving access to the patio area. Further door to the the attached double garage.

Dining Room

Double glazed window to the side and part wooden and glazed door to the sitting room, as well as a further door to the:

Sunroom

A dual aspect room with parquet wood flooring. Double glazed window to the front and further double glazed door with matching side screens to both sides gives access to the side, front and rear of the property.



Sitting Room

A well-proportioned sitting room with double glazed sliding patio doors affording access out onto the front garden and raised patio area. Marble fireplace with tiled hearth giving access to the real flame gas fire.

Principle Bedroom

Double glazed window to the front. The room holds a full range of Harrods fitted bedroom furniture including two double and one single door built-in wardrobes with hanging rail matching storage, cupboard and dressing table with drawers. Further door to the:

En Suite

Matching suite comprising low-level WC with a concealed cistern, vanity wash hand basin and fitted cupboards with drawers below with heated mirror and a panelled bath with mono tap. The en suite also benefits from a wall mounted Triton electric shower, ceramic tiled underfloor heated flooring and wall mounted ladder style radiator with tiling to all visible wall space.

Bedroom Two

Double glazed window to the rear. Both double and single door built-in wardrobes with hanging rail and separate storage space. Vanity wash hand basin with tiled splashback with drawers below and a wall mounted light with shaver point over.

Bedroom Three

Double glazed window to the rear. Double door built-in wardrobe with hanging rail. Recessed shelving with double cupboard.



Family Shower Room

Matching suite comprising low-level WC, vanity wash hand basin and fitted cupboards with storage units below. To the side wall there is a mounted ladder style radiator, a ‘walk in’ double shower cubicle with both wall mounted and handheld shower. Ceramic tiled flooring and further tiling to all visible wall space. Obscure double glazed window to the rear.

Outside

Outside the property is set in delightful secluded grounds with established gardens and enclosed to all sides by timber fencing and mature hedging. There is a long sweeping tarmac driveway which provides off-road parking and turning areas for a number of cars. The remainder of the front garden has been laid mainly to lawn whilst surrounded by earth dug borders containing an array of mature shrubs trees and bushes. There are many paved and secluded areas that lead to all parts of the garden.

The side and rear gardens are enclosed in part by timber fencing and hedging and are mainly laid to lawn. There is a paved path and patio area along the side and rear of the property with a sunken fishpond and rockery with running water fall. Outside security lighting and cold water tap.

Double Garage

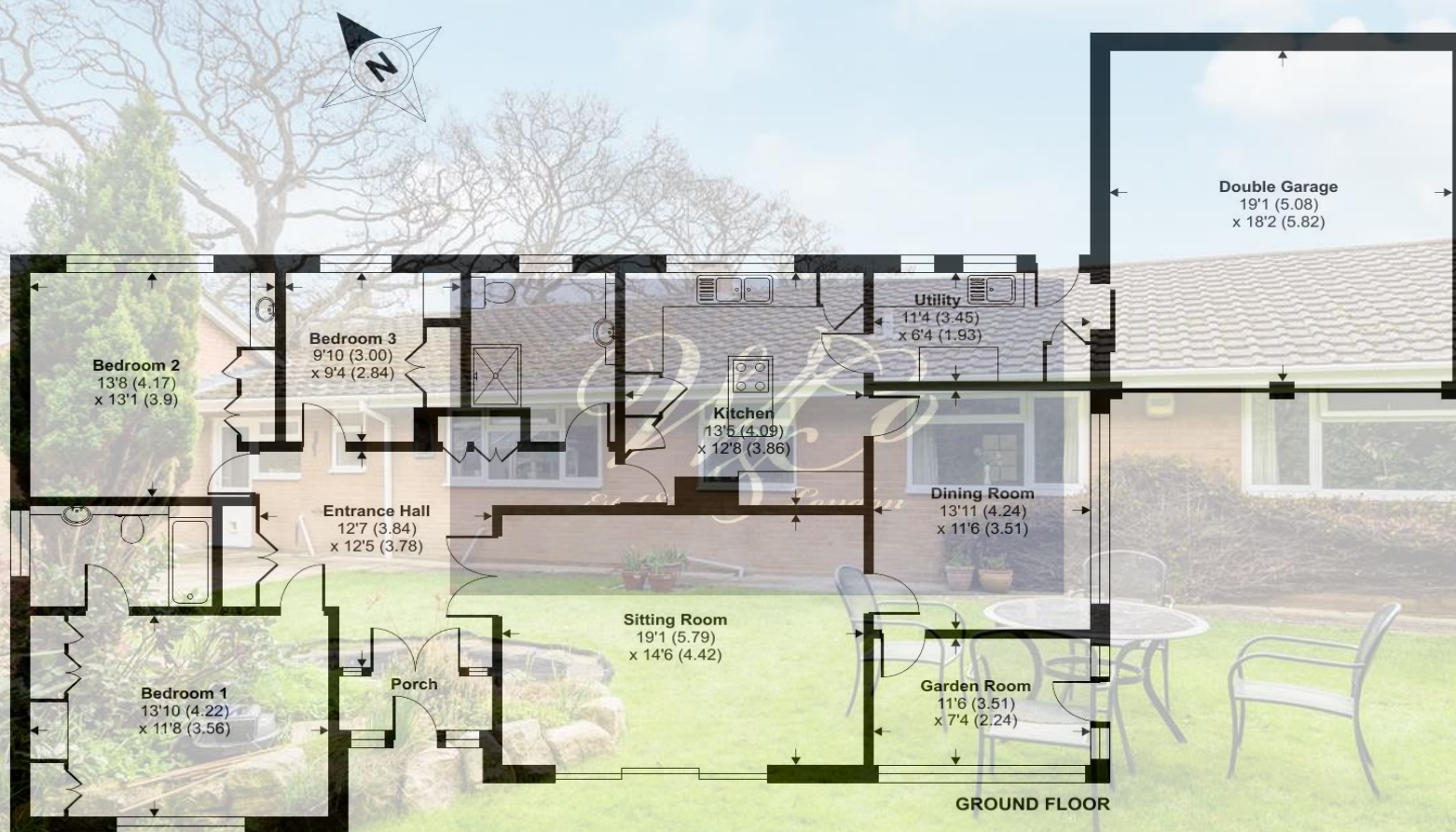
Integral double garage and is accessed via two electrically operated up and over doors. The garage has the benefit of both power and lighting and offers fantastic potential to further extend the property's accommodation. Single glazed window to the side and loft access for additional storage. It also has an internal cold water tap and electric fuse board.



Barnes Lane, Milford On Sea, Lymington, SO41

Approximate Area = 1978 sq ft / 183.7 sq m (includes garage)

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: 830809

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