



**KNOWLAND DRIVE, MILFORD ON SEA  
£1,050,000 FREEHOLD**

**AN IMMACULATELY PRESENTED AND EXTENDED FOUR  
BEDROOM, FOUR BATHROOM (3 EN-SUITE) DETACHED HOME.  
THE PROPERTY BENEFITS FROM A LARGE WEST-FACING REAR  
GARDEN AND IS SUPERBLY POSITIONED CLOSE TO THE VILLAGE  
GREEN.**

**Milford on Sea | 01590 642641 |**





## DESCRIPTION:

Obscure double glazed front door provides access to the enclosed porch, with a double glazed window to the side and built in mirrored sliding cloakroom storage.

An internal front door then provides access to the entrance hallway, with oak engineered wood flooring and doors off to all accommodation, including door to:

### Sitting Room

The cosy front sitting room allows in plenty of natural light from a full-height double glazed window to the front and has the benefit of a real flame gas fire.

### Bedroom Three

Double glazed window to the rear. Laminate wooden flooring. Two double-door built in wardrobes offering plentiful storage. Further door to the:

### En suite Shower Room

Matching suite, comprising low level W/C with concealed cistern, vanity wash hand basin with mono tap over and double cupboard below and walk-in shower cubicle. Wall-mounted ladder style radiator. Obscure double glazed window to the side. Tiling to all visible wall space. Under floor heating.

### Bedroom Four/Study

With a double glazed window to the front, this spacious room makes an ideal home office and optional fourth bedroom. Opposite the Study, door to the:

### Ground Floor Family Bathroom

Matching suite comprising low level W/C with concealed cistern, vanity wash hand basin with mono tap over and fitted double cupboards below, panelled bath with mono tap. Wall mounted ladder style radiator and tiling to all visible wall space. A further door from the entrance hallway then leads to an internal hallway, with stairs to the first floor landing and accommodation and further French doors leading out to the rear garden. There is then access to the Kitchen/Lifestyle Room, as well as a door to the:

### Utility Room

Rolled edge work surface in part to one wall with fitted cupboard and space and plumbing below for washing machine and tumble dryer. Wall-mounted Glowworm boiler, as well as Mega Flow hot water cylinder. Window to the rear.

Door from the internal hallway then leads to the:

### Kitchen/Lifestyle Room

This lifestyle room offers a fantastic element of open-plan living to the property and makes for an ideal space for the family and entertaining. To the rear, there are bi-folding doors giving access to the patio and rear garden, as well as further double glazed windows to opposite sides of the room, with a single door leading out to the side of the property. The entire space includes underfloor heating controlled by a separate thermostat.

The Kitchen incorporates a work surface in part to two walls with a range of shaker style base and drawer units below and matching wall-mounted units over, as well as a central island with further base units. Further ladder style units incorporated a Bosch double electric oven and microwave and further built-in warming drawer below. Integral fridge and freezer, as well as integral dishwasher. One-and-a-half bowled sink with mono tap over.

The remainder of the room allows for a great deal of space for both a large dining table and seating space.

The stairs from the inner hallway lead to the first floor landing, with a large Velux window to the rear and access to both first floor bedrooms:





### **Bedroom One**

A large triple aspect room with Velux windows to two sides and full-width apex window to the rear. Single built in storage cupboard and further built in eaves cupboards. Further door to the:

#### **En suite Shower Room**

Matching suite, comprising low level W/C with concealed cistern, vanity wash hand basin with double cupboard below and mono tap over and walk in shower. Ladder style radiator. Velux window to the front and eaves storage. Under floor heating.

### **Bedroom Two**

Dual aspect room with Velux window to the front and a further double glazed window to the rear. Access to large boarded eaves storage. Further door to the

#### **En suite Shower Room**

Matching suite comprising low level W/C with concealed cistern, vanity wash hand basin with fitted double cupboard below and walk-in shower cubicle. Single door storage cupboard and adjacent wall mounted ladder style radiator. Along with under floor heating.

### **OUTSIDE**

The front of the property is bordered to each side by timber fencing and to the front by low-level brick walling. It is accessed via a large shingle driveway, providing parking for a number of vehicles, with the rest being laid to lawn. The driveway also leads to the attached single garage, accessed via a metal up-and-over door to the front and pedestrian door to the rear.

#### **Rear Garden**

The large south-westerly facing rear garden is a particular feature of the property and is laid mainly to lawn with an array of mature shrubs and bushes. There is a large patio area directly to the rear of the property with matching pathways to either side. The garden is enclosed to both sides by timber fencing and to the rear by Australian metal fencing. There is a shed to the side, a small greenhouse and a further summer house to the rear of the property, as well as a cold water tap and security lighting.

### **SITUATION**

The property is located in one of the most desirable areas in Milford on Sea, found in a peaceful setting, whilst being just a short, level and scenic walk through the Churchyard to the Village Green, where Milford's plentiful amenities are found.

# Knowland Drive, Milford On Sea, Lymington, SO41

Approximate Area = 1925 sq ft / 178.8 sq m (includes garage)

Limited Use Area(s) = 230 sq ft / 21.4 sq m

Total = 2155 sq ft / 200.2 sq m

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: 798687

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	80
England, Scotland & Wales	
EU Directive 2002/91/EC	