



**SPRING ROAD, £1,250,000**

**MYRTLE COTTAGE IS AN ADORABLE BUT  
A DECEPTIVE HOME.  
WE'VE NAMED IT THE TARDIS COTTAGE!**

Milford on Sea | 01590 642641 |





## DESCRIPTION:

A spacious detached four bedroom, South of Lymington High Street, close to the yacht club and town centre. It offers a charming social lifestyle room, kitchen/diner with access out to the pretty cottage garden. The large principle bedroom, en-suite is significant and it has further three double bedrooms, one of which is being used as an extensive sitting room. It has parking and an integral garage.

### Approach

Myrtle Cottage entrance porch has a patio step and courtesy light provides access via a solid wooden front door to the large entrance hallway. Hallway Natural solid wooden flooring stairs with a good access to spacious first floor landing with under stairs creating a generous storage area.

### Cloakroom

Single door storage cupboard with wall mounted boiler.

### Lifestyle Room/Kitchen and Dining

Spacious open plan sitting room, kitchen and dining room with dual aspect large double glazed windows to the side and further double glazed by folding doors giving

access to the pretty cottage rear garden. The area of the sitting room offers a fire surround television and power points.

### Kitchen

Central gas and electric range master, fitted dishwasher and fridge freezer with drawers and wall mounted storage. Also has access to a well fitted utility room with butchers block work surface in part two walls, base and drawer units below with matching wall mounted units over, space for upright freezer with further space and plumbing for washing machine.

Garden Picturesque Rear garden, laid mainly to patio for ease of maintenance, but surrounded by earth dug borders containing an array of mature shrubs, trees and bushes with a delightful wooden pergola and alfresco eating area to the side.

Landing provides access to the inner landing with dogleg stairs leading up to the second floor, where there is a good size second landing with double glazed Velux window.

### Sitting Room/Snug

Solid wooden flooring with brick built fire surround and wooden mantle incorporating a real flame gas fire and this intern leads to the fully fitted kitchen.

### Principle Bedroom with En-suite

Double glazed window to the front; En-suite bathroom with low-level WC, vanity wash hand basin and panelled bath with mono taps and fitted handheld and wall mounted shower.

### Family Bathroom

This bathroom has a 'p' shaped panelled bath with low-level WC, vanity wash hand basin and three drawers with mono taps and fitted handheld wall mounted shower.

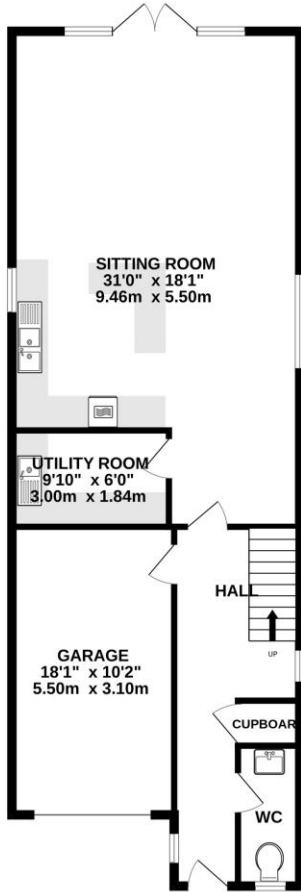
### Bedrooms

There are two further double bedrooms, one showing as a twin and the other a double bedroom, both bedrooms enjoy delightful views out towards the yacht club and the Isle of Wight

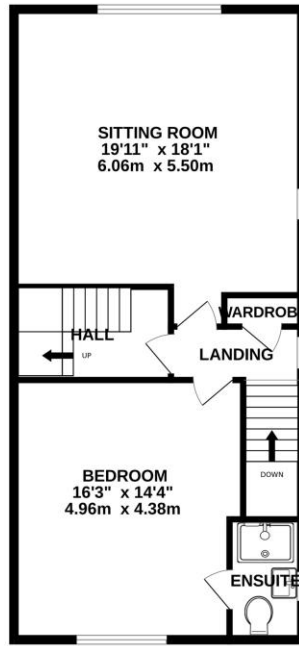




GROUND FLOOR  
921 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



2ND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 2049 sq.ft. (190.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	82
EU Directive 2002/91/EC			