



**SHOREFIELD WAY, £1,500,000 FREEHOLD**

**A RARELY AVAILABLE FIVE BEDROOM DETACHED ARTS AND CRAFT FULLY MODERNISED HOME, FULL OF CHARACTER WITH A MODERN, SOCIAL KITCHEN BREAKFAST LIFESTYLE ROOM, TWO LARGE RECEPTION ROOMS AND THREE BATHROOMS. A GREAT SPACIOUS FAMILY GARDEN WITH DECKING AND SPACIOUS DRIVE AND GARAGE. SITUATED IN THE LEAFY AREA OF MILFORD ON SEA, WALKING DISTANCE TO ALL ITS AMENITIES. A MUST SEE.**

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**Approach:**

Attractive covered entrance porch with stained glass window, which provides access to the:

**Entrance Hallway:**

Spacious hallway with period staircase to first floor landing and accommodation. Doors leading to all of the main living accommodation.

**Sitting Room:**

Dual aspect room with double glazed windows and French doors, which lead out onto the garden, log burning stove and tiled hearth with television and aerial points.

**Dining Room/Second Reception Room:**

Dual aspect room with double glazed bay window and French doors, providing access out onto the rear garden and raised decking area.

**Cloakroom:**

Matching suite comprising of low-level WC, vanity wash hand basin with mono tap over and fitted double cupboard.

**Kitchen Breakfast/Lifestyle Room:**

Dual aspect room with double glazed sliding patio doors, which provides access out onto the rear garden and raised decking area. Solid timber kitchen with a range of base and drawer units below and twin sunken sinks. Matching larder style units, double oven, dishwasher and upright fridge freezer. Kitchen Island with cupboards and drawers below, wall light points and power points. Doors off to the utility room, with further door to the:

**Walk-in Larder:**

Multi shelving with quarry tiled floor and power points.

**Utility Room:**

Wooden work surface with fitted cupboards, shelving and sink with mono tap. Direct access to the integral garage, with power points and further door to the:

**Shower Room:**

matching suite comprising of low-level WC, with wall mounted wash hand basin and walk-in double shower cubicle.

**First Floor Landing:**

Plastered archways at either end of the landing, with a further stained glass window.

**Principal Bedroom:**

Double glazed windows to the rear, under floor heating, television point and power points.

**Bathroom:**

Matching suite comprising of low-level WC. His and hers vanity wash hand basin, with fitted drawer below. Central freestanding bath, wall mounted ladder style radiator.

Another four bedrooms, second bedroom with double glazed door with access onto the loggia two with a period fireplace and tiled hearth and another with fitted wardrobes and plentiful storage units, cupboards and power points.

**Separate Shower Room:**

Walk-in tiled shower cubicle with wall mounted fitted showerhead and handheld shower.

**Outside:**

The front of the property is enclosed by mature hedging. It has a double driveway which provides off-road parking and turning for a number of cars. The front garden has been mainly laid to lawn, while surrounded by earth dug borders containing an array of mature shrubs and bushes. There is direct access from the driveway to the garage, with electric and power points:

**Integral Garage:**

The garage has the benefit of both power and lighting, with a fitted workbench and storage cupboards and an internal door giving access to the utility room.





# Shorefield Way, Milford On Sea, Lymington, SO41

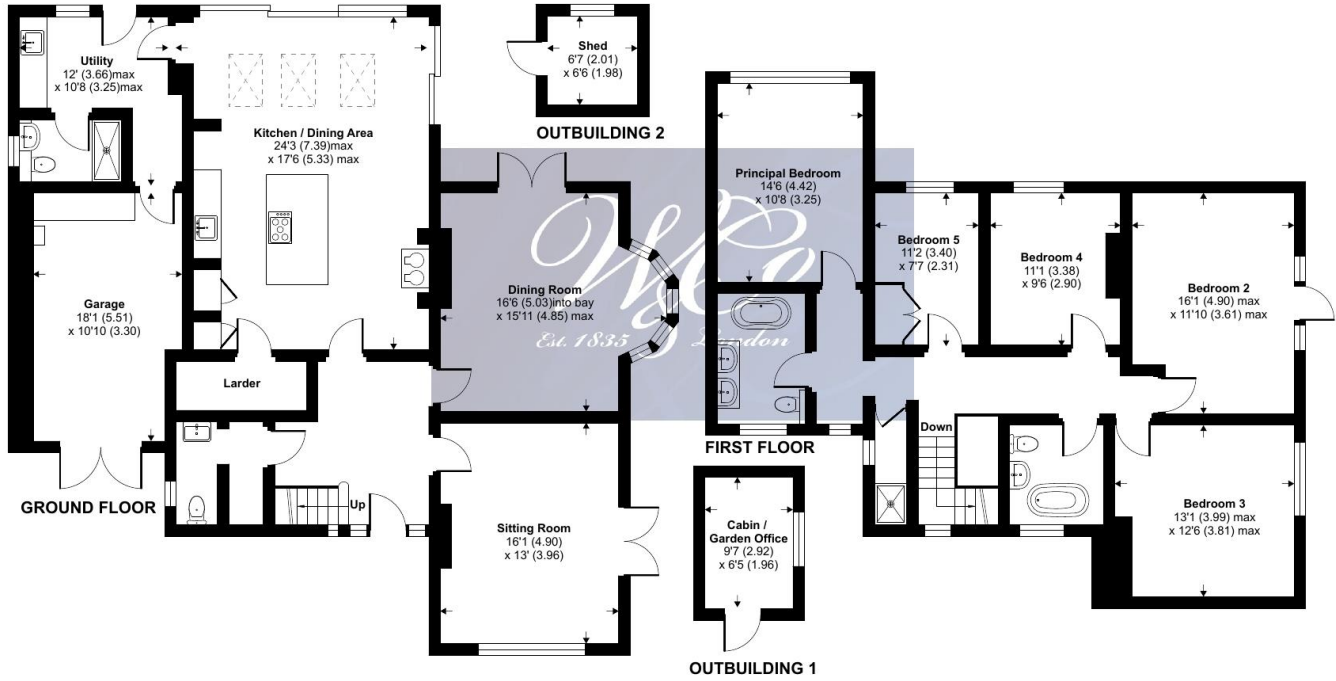
Approximate Area = 2350 sq ft / 218.3 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuildings = 104 sq ft / 9.6 sq m

Total = 2642 sq ft / 245.3 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). © nche.com 2023. Produced for ESH Estates Ltd (Winkworth). REF: 1019981

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.

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