



CHURCH HILL, OIE £1,250,000

NESTLING IN THE HEART OF THE VILLAGE, ONLY METRES FROM THE VILLAGE GREEN; THIS ARCHITECT DESIGNED TWO BEDROOM DETACHED HOME BLENDS SENSITIVELY WITH ITS SURROUNDINGS. IT OFFERS MODERN INTERIOR DETAILING; PRIORITISING NATURAL LIGHT, GIVING IMPRESSIVE SCALE AND VOLUME WITH AN OPEN PLAN LIVING SPACE MORE THAN 2,000 SQUARE FEET.

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DESCRIPTION:

Approach

Solid wooden double electric gates with entry phone system, lead to a block paved driveway providing ample parking and turning area, which leads to the garage:

Covered Entrance Porch

With a block paved floor, wall mounted electric car charging point, wooden slatted ceiling with two outside lights. A solid wooden front door with double glazed side screens to both sides provide access to the:

Kitchen, Diner, Sitting – Open Plan

A large open plan area, with solid wooden flooring, wall mounted radiators, matching wooden beams and ambient lighting which separates the large open plan lounge and dining area. This is a dual aspect room with double glazed windows to the side and further double glazed bi-folding doors which open onto the garden and patio area. Wall light points, inset fitted log burning stove, television aerial points with further access via an oak archway to the:

Kitchen/Breakfast room

Featuring a double glazed window to the front, plastered atrium style ceiling with a double glazed Velux window to the side, roll edged work surfaces in part to 4 walls with shaker style base and draw units below, a 1½ bowl sink and drainer unit inset to the work top with mono taps over, fitted Bosch gas double ovens with a matching 5 ringed gas hob to the side with extractor fan and light above, a further integrally fitted wine cooler, dishwasher and fridge/freezer. The room further benefits from ceramic tiled flooring, part tiled walls, a radiator, and power points.

Utility Room

Double glazed window with adjacent part wooden and double glazed door giving access out to the side, front and rear garden. Roll edged work surface in part to one wall, with a range of shaker style base and drawer units below and further matching wall mounted units over. Inset Butler style sink with mono taps, space and plumbing for both a washing

machine and tumble dryer, single radiator. Single door built-in airing cupboard housing the factory lagged hot water cylinder with slatted shelving and storage.

Study

Double glazed window to the side with adjacent double glazed bi-folding doors which open out onto the garden and patio area. With solid wooden flooring, wall light points, matching furniture, including a fitted double desk with drawers and cupboards below and further wall mounted matching cupboards and storage above, power and telephone points, an adjacent matching bookshelf and a wall mounted radiator.

Upstairs

Two double bright & light good sized bedrooms both with ensuite facilities.

Garage that has the benefit of both power and lighting, two double glazed windows, fully insulated.

The Garden is a super southerly aspect with a Mulberry Tree.



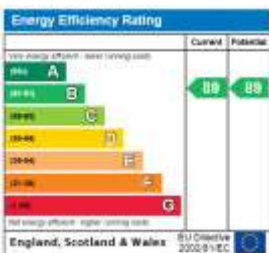
Mulberry Barn, Church Hill, Milford On Sea, Lymington, SO41

Approximate Area = 2397 sq ft / 222.6 sq m (includes garage)

For identification only - Not to scale



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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