



THE BOLTONS, OIRO £1,100,000 FREEHOLD

A CONTEMPORARY CEDAR-CLAD, THREE BEDROOM, TWO WITH ENSUITE; ANOTHER BEDROOM WITH A BALCONY OFFERING SEA VIEWS. THIS DETACHED PROPERTY IS LOCATED JUST MINUTES FROM THE SEA FRONT AND EASY REACH TO THE VILLAGE CENTRE. INSPIRED BY THE MODERN BEACH STYLE, THIS HOME HAS UNDERGONE EXTENSIVE RENOVATIONS. FEATURING MODERN UNDERFLOOR HEATING, WITH SOLAR EDGE TECHNOLOGY. WINDOWS AND DOORS HAVE ALUMINUM FRAMES. THE OPEN PLAN LIVING AREA DRAWS NATURAL LIGHT AND GIVES A FEEL OF SPACIOUS INTERIORS. THE SOUTH WESTERLY GARDEN HAS BEEN PLANTED TO A MEDITERRANEAN STYLE, OFFERING LOW MAINTENANCE AND A PRIVATE REAR ACCESS LEADING TO THE SEA FRONT. AMPLE OFF STREET PARKING AND A GARAGE.

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The Approach:

The Scottish pebbles driveway provides access to a deck threshold, outside courtesy lights, and double opening double glazed wooden front doors which lead in turn to:

Open Plan Hallway, Kitchen and Sitting Room:

The property has been meticulously designed for Coastal style living offering generous accommodation with designated rooms being planned and flowing into each other.

Hallway:

Ceramic tiled flooring with central ceiling lights and wooden stairs which give access to the first floor landing and accommodation. Access to all ground floor accommodation with ship lagged door which leads to:

Ground Floor Wet Room:

Double glazed window to the front, a cutting edge matching suite comprising of low-level WC with concealed cistern, wall mounted vanity wash hand basin with elevated mono taps over and wet room shower with both wall mounted head and handheld showers, wall mounted ladder style radiator and tiled flooring with matching tiling to all visible wall space.

Kitchen Breakfast Area:

Double glazed double window to the front, wooden worktop in part to four walls with a range of base and drawer units below with further shelving over, one and a half bowl sink with matching drainer in set to the Ash and Wenge work surface with space and plumbing below for dishwasher, separate space for both Liebherr fridge freezer, three ring Barazza hob in set to the wooden worktop fitted Miele multifunctional and Pyrolytic ovens, fitted Miele hot plate in set to the work surface, ceramic tiled flooring and matching breakfast bar.

Sitting Room:

Full length double glazed doors/windows giving access out onto the rear garden, inset glass log burning stove with marble hearth and log store under, ceramic tiled flooring, television aerial points and power points.

Dining Area:

Full length double glazed door/windows giving access onto the rear garden and barbecue/alfresco dining area, ceramic tiled flooring and power points.

Plastered arch leading to:

Plastered ceiling with inset spotlights and double glazed dome for borrowed light,

two double glazed windows to the side, wooden worktop in part to one wall with space and plumbing below for both washing machine and tumble dryer and adjacent Butler style sink with mono taps over and ceramic tiled flooring.

Solid Oak open stairway from the hallway giving access to the:

First Floor Landing:

Solid Ash wooden flooring. Doors off to all first floor accommodation, including door to:

Principal Bedroom:

Full length and width double glazed doors giving access out onto the rear balcony enjoying magnificent panoramic sea views, Solid Ash flooring, wall mounted ladder style radiator and power points.

Rear Balcony:

With delightful sea views, the balcony is enclosed with toughened glass and set on a GRP mesh flooring with Cedar roof for additional shelter.

Ensuite Bathroom:

Obscure double glazed window to the side, a tastefully presented matching suite comprising of low-level WC with concealed cistern, wall mounted wash hand basin with mono taps over and wooden panelled bath with central mono taps and shower attachment, wall mounted radiator, laminate flooring and tiling to all visible wall space.



Rear Garden:

This south-westerly rear garden is a particular feature of the property and is enclosed in part to timber fencing and concrete walling. It has been landscaped for ease of maintenance where there are an abundance of outside alfresco dining and eating areas. The rear garden has been mainly laid to decking and Scottish pebbles with a large wooden Pergola offering both shelter and delightful sitting areas. There is also a matching fitted wooden bench and outside courtesy lighting.

Garage:

The garage is access directly opposite the property, it has the benefit of both power and lighting and is accessed via a wooden and part glazed front door. There is a separate door to the side of the property which leads to the plant room which has the gas boiler all the metres and batteries etc for the solar operation and electric storage.



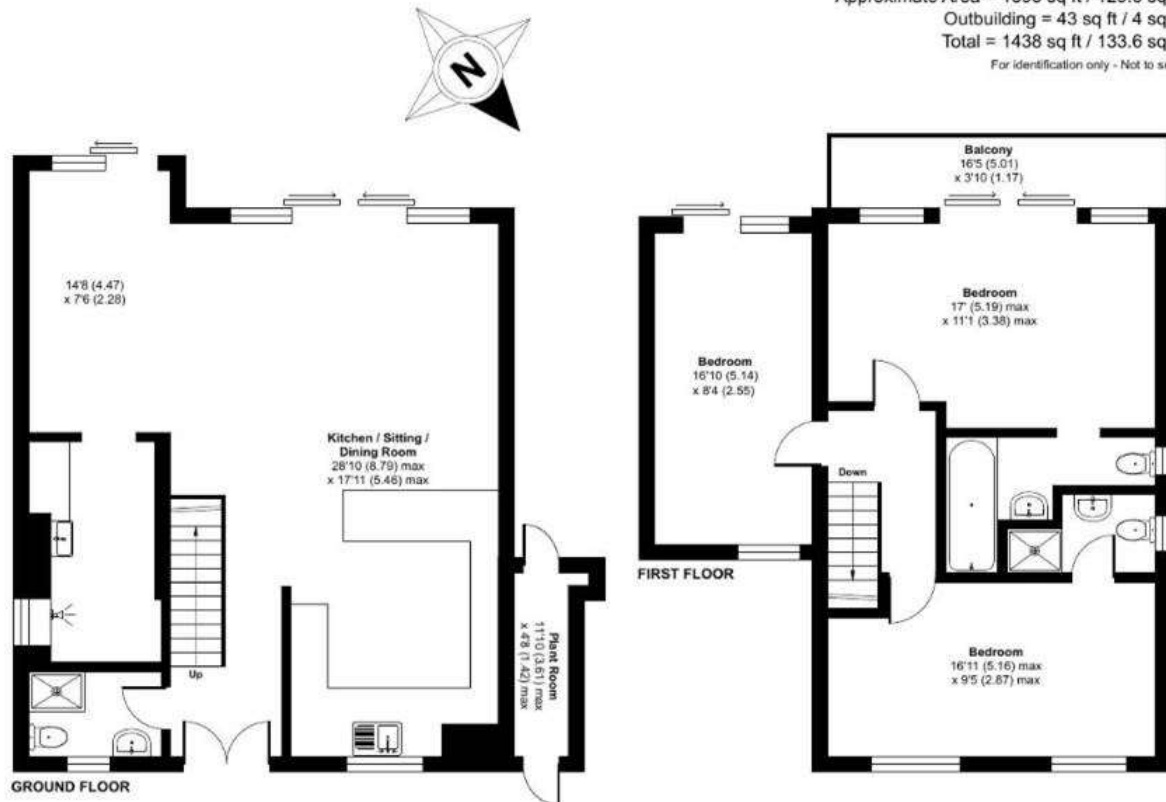
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Approximate Area = 1395 sq ft / 129.6 sq m

Outbuilding = 43 sq ft / 4 sq m

Total = 1438 sq ft / 133.6 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). © nbschem 2024. Produced for John D Wood. REF: 1201060

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.

Property Ref: MOS240074

Tenure: Freehold

Council Tax Band: E

Water Supplier: Southern Water

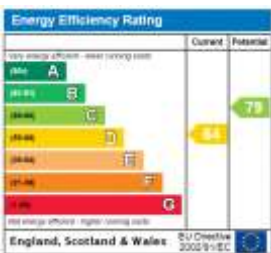
Heating: Under Floor Heating of Solar Technology

For supplier/speed we refer to Offcom.

Coastal Erosion Management in your area- Gov.uk

Council Tax Band- E

Correct at the time of printing.



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