



**RAVENS WAY, GUIDE PRICE £1,350,000, FREEHOLD, COUNCIL TAX BAND-F, EPC-C**

**AN AWARD-WINNING HOME, BUILT IN 2014 BY ANTLER HOMES, LOCATED JUST MINUTES FROM THE SEAFRONT, VILLAGE CENTRE AND SCENIC COASTAL WALKS. THIS VERSATILE PROPERTY FEATURES AN IMPRESSIVE KITCHEN/UTILITY/DINING/SITTING ROOM AREA, ALONG WITH TWO GROUND FLOOR BEDROOMS/STUDY. THE FIRST FLOOR OFFERS SPACIOUS RECEPTION ROOMS WITH NATURAL LIGHT, TWO BALCONIES, PLUS TWO ADDITIONAL BEDROOMS. THIS DETACHED HOME INCLUDES DETACHED GARAGE, AMPLE PARKING, AND SOUTH-FACING REAR GARDEN AND IT IS EQUIPPED WITH SOLAR PANELS.**

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#### Approach

Entrance porch with outside courtesy light and obscure double glazed front door with matching side screen provides access to the:

#### Entrance Hallway

Neutral coloured ceramic tiled flooring, dog-leg stairs to first floor landing and accommodation, wall mounted heating thermostat and a single radiator. Access to all ground floor accommodation including double doors opening out into the:

#### Kitchen/Dining Area

Roll top work surface in part two walls with a range of base and drawer units below with further wall mounted units over, twin stainless steel sinks with mono taps above, five ringed gas hob with matching extractor fan and light above, range of larder style units incorporating two electric ovens and two electric microwave grills. A matching central island with stainless steel sink and mono taps above, cupboards and drawers below, ceramic tiled flooring allowing space for a large dining area with double glazed bi-fold doors opening fully out onto the rear southerly aspect garden and patio area.

#### Snug Area

Social area currently being used as a snug, double glazed windows to the rear, television aerial points, two double radiators and ceramic tiled flooring. Door to the:

#### Utility Room

Obscure double glazed door giving access to the side front and rear of the property, roll top work surface in part to one wall with base units below, stainless steel sink with mono taps above, space and plumbing for both washing machine and tumble dryer, fitted cupboard housing the Worcester gas heating and hot water boiler, a single radiator and tiled flooring.

#### Ground Floor Bedroom One

Double glazed window to the front, triple mirror sliding door built-in wardrobe with both hanging rail and separate storage space, a single radiator.

#### Ground Floor Bedroom Two

Double glazed window to the front, a single radiator and power points.

#### Ground Floor Bathroom

Obscure double glazed window to the side, a matching suite comprising of low-level WC with concealed cistern, floating vanity wash hand basin with mirror over, double fitted drawers below and mono taps over and panelled bath with shower attachment and mono taps, ceramic tiled flooring, a ladder style radiator and part tiled walls.

Dog-leg stairs from the entrance hallway providing access to the:

#### First Floor Landing

Cathedral style patched ceiling with double glazed sealed window to the front with storage above, a single radiator, a single door built-in storage cupboard with slated shelving, wall mounted heating thermostats. Doors off to all first floor accommodation including door to the:

#### Sitting Room

Full height double glazed window to the rear, central real flame gas fire looking into both the sitting room and the study area. Double radiator, television aerial points and power points. Further access to the:

#### Study with Balcony

Double glazed bi-fold doors providing access out onto the rear balcony with sea glimpses, balcony enclosed to both sides and front by clear triple strength glass with a patio floor. Double radiator, flame gas fire and power points.

#### Principal Bedroom

Double glazed full height window to the front, a single radiator, dressing area with double sliding mirror door wardrobes to both sides.

#### Ensuite Shower Room

Matching suite comprising low-level WC with concealed cistern, floating vanity wash hand basin with mono taps over and fitted double drawers below and double shower cubicle with wall mounted shower and fitted screen. Obscure double glazed window to the side, ceramic tiled

flooring, a wall mounted ladder style radiator with further tiling in part to three walls.

#### First Floor Bedroom Four

Double glazed, double opening doors provide access out onto the front balcony which again is enclosed to the front and both sides by toughened glass and a patio flooring, a single radiator, four door built-in wardrobe with both hanging rail and separate storage space and power points. Access to the:

#### Ensuite, Jack and Jill Shower Room

Obscure double glazed window to the front, a matching suite comprising low-level WC, floating vanity wash hand basin with mono taps over and fitted double drawer below. Walk-in shower cubicle with wall mounted electric shower, ceramic tiled flooring, and returning door to the hallway. Wall mounted stainless steel ladder style radiator and part tiled walls.

#### Outside

The front of the property is accessed via a double width driveway which has been laid to block paving and providing off-road parking and turning space. There is a grass area to the front with border with an array of shrubs and bushes. Block paved driveway leads along the side of the property to the:

#### Detached Garage

Access via metal up and over door the garage has the benefit of both power and lighting with a pitched roof for additional storage and a further double glazed door at the rear giving access to the rear garden.

#### Rear Garden

This garden of particular feature of the property and faces due south. It is enclosed to both rear and both sides by timber fencing and has a lovely patio area directly to the back of the property. A matching path leads to the rear of the garden where there is a shed behind the garage. The remainder of the garden has been laid to lawn, whilst surrounded by earth dug borders containing mature shrubs, trees and bushes. The property benefits from solar panels, outside security lighting and a cold water tap.



# Ravens Way, Milford On Sea, Lymington, SO41

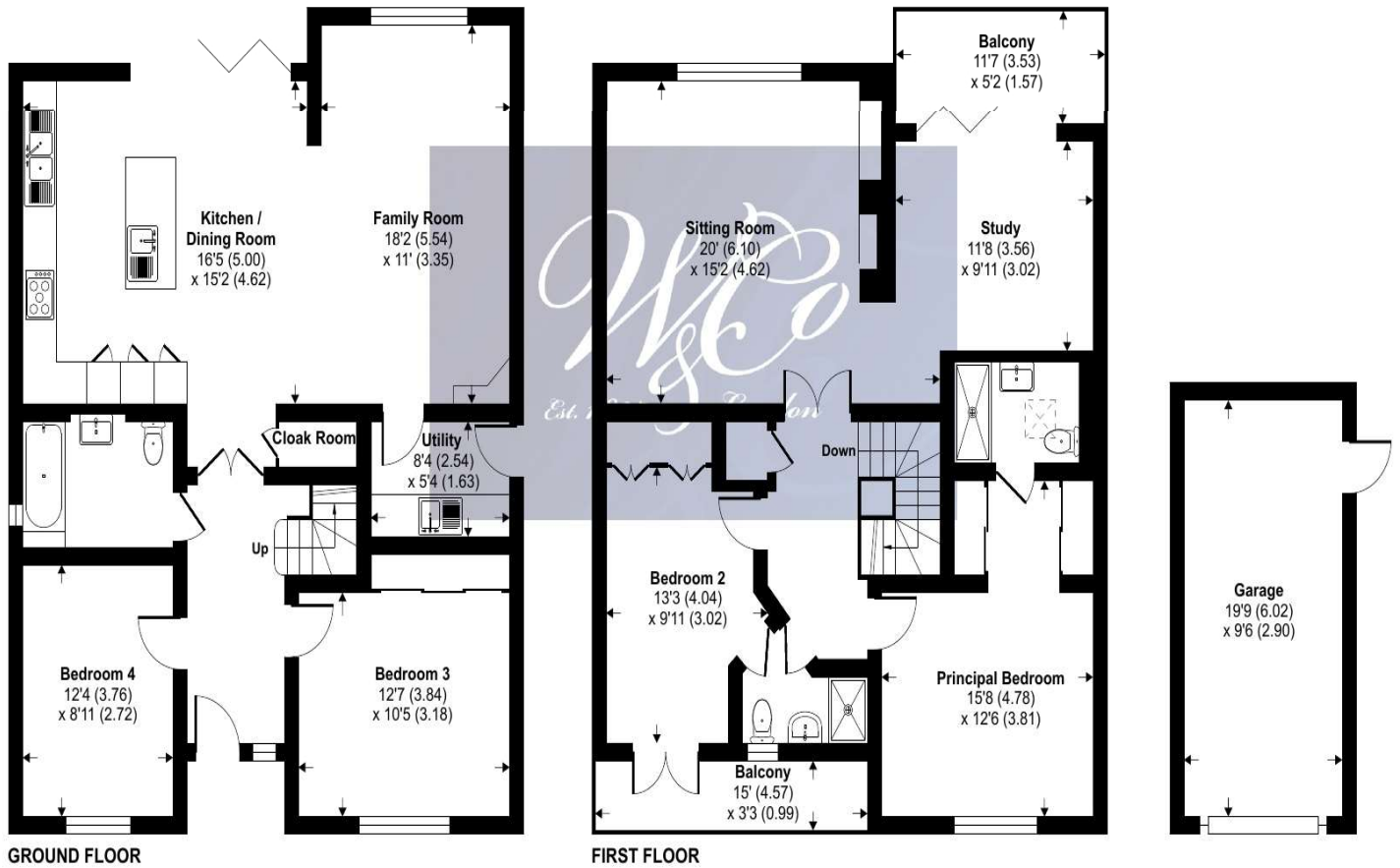


Approximate Area = 1960 sq ft / 182 sq m

Garage = 188 sq ft / 17.4 sq m

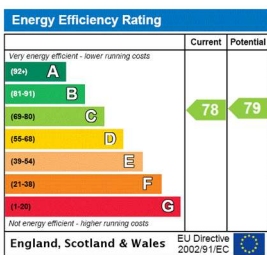
Total = 2148 sq ft / 199.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for ESH Estates Ltd (Winkworth). REF: 1215719

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: MOS240072

Water Supplier: TBC

Heating: Worcester Gas Heating

Broadband: For supplier and speed we refer to Offcom.

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*Shown were correct at the time of printing.*

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