



*Nymar, Keyhaven Road, Keyhaven, SO41 0TL*

£1,195,000

**Mitchells**  
1963 — TODAY



*Nymar*  
*Keyhaven Road*  
*Keyhaven*  
*Lymington*  
*Hampshire*  
*SO41 0TL*

An individual detached chalet style bungalow situated in an outstanding position in the highly sought after village of Keyhaven and only a few steps from the sailing club and the sea. The property offers deceptive accommodation with excellent rooms sizes and is now offered with no forward chain. Other features of the property include a superb large kitchen/breakfast room, separate utility room, flexible accommodation with two ground floor double bedrooms and a ground floor shower room, two first floor double bedrooms and a first floor shower room, a lovely private garden to the rear enjoying a sunny westerly aspect and excellent off road parking including space for caravan or boat with access to the rear garden via drive through garage.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- Utility Room
- Landing
- Two First Floor Double Bedrooms
- First Floor Shower Room
- Off Road Parking
- Single Garage
- Private Gardens



## The Property

Entrance hall with double glazed hard wood front door, understairs storage cupboard and attractive open glass stairway to the first floor.

Impressive double aspect sitting room with a lovely private outlook over the rear garden and a handsome brick fireplace with a timber mantle and a living flame gas fire.

Large kitchen/breakfast room fitted with a range of modern grey wall and base units with soft closing drawers and doors and a contrasting light marble effect worktop with an inset sink unit with mixer tap over, integrated double electric oven, fridge, separate freezer, dishwasher, four burner gas hob and extractor fan, timber effect flooring, a double aspect, a lovely open outlook to the front, ample room for kitchen table, attractive wall tiling and recess ceiling spotlights.

Useful separate utility room with a further range of built in storage, wall mounted Worcester gas fired boiler concealed in cupboard, space for washing machine and tumble dryer, sink unit with mixer tap over and a UPVC double glazed door to outside.

Two large ground floor double bedrooms, one of which could be used as a separate dining room, if required and has UPVC double glazed casement doors onto the patio and rear garden.

Fully tiled ground floor shower room fitted with a white suite comprising a corner shower cubicle with thermostatic control shower with a thermostatic control shower, wash basin, WC, tiled flooring, recess ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.

First floor landing with trap to the roof space and airing cupboard.

Two first floor double bedrooms both with built in wardrobes.

First floor bathroom with fully tiled walls and fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment over, separate shower cubicle with thermostatic control shower, wash basin, WC, recess ceiling spotlights, double glazed Velux window, extractor fan and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

The property sits on a mature plot with a good sized frontage with a large area of single driveway providing excellent off road parking with space for a caravan or boat, if required, subject to any necessary permissions. The remainder of the front garden is laid mainly to lawn.

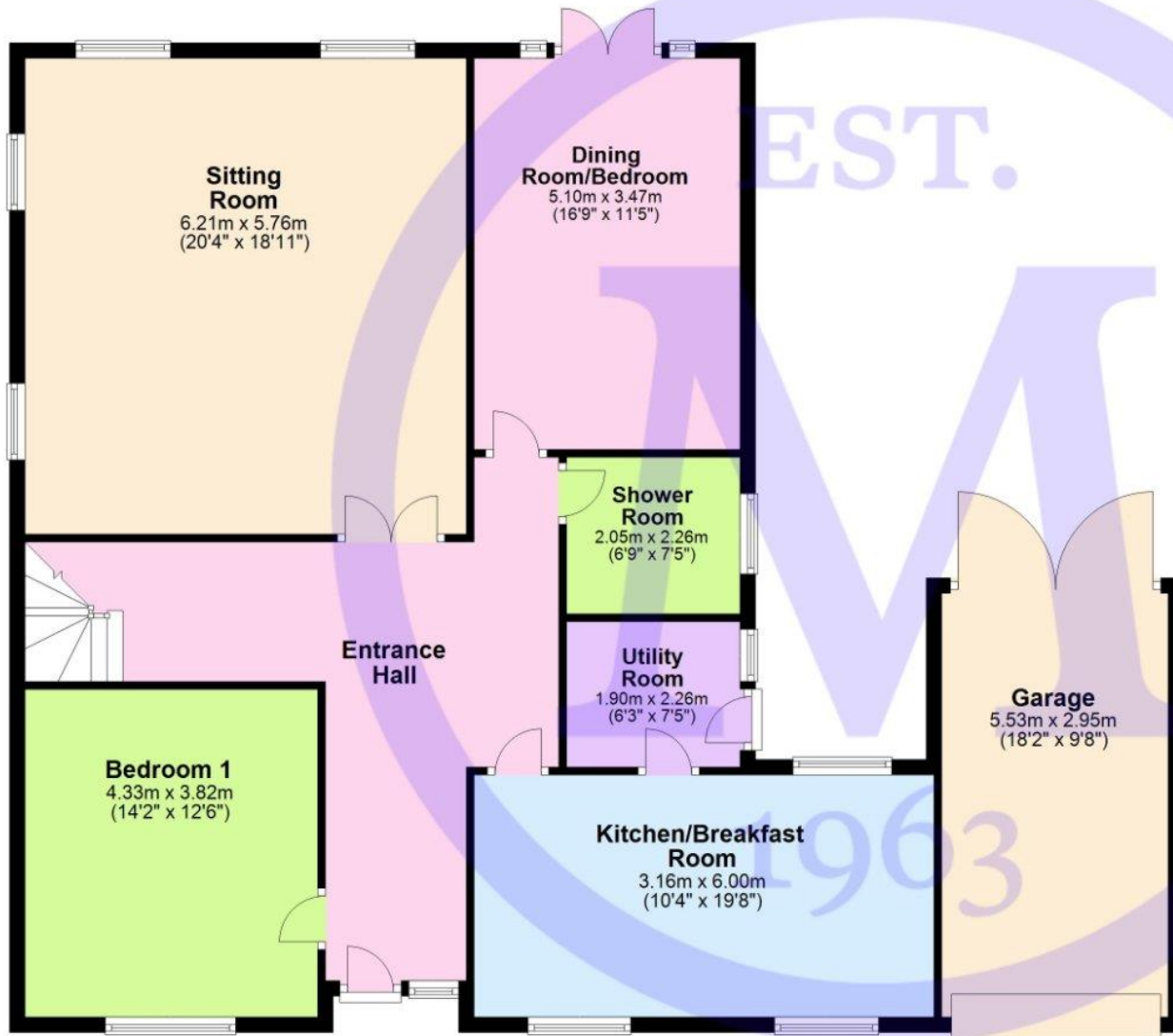
The rear garden enjoys a good degree of privacy with an area of textured paved patio adjoining the rear of the property with the remainder laid mainly to lawn, mature and well stocked beds and borders providing a good degree of privacy and seclusion, large timber pergola feature with attractive climbing wisteria and a second patio at the end of the garden enjoying a good sized timber summerhouse.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band G
- Energy Performance Rating D

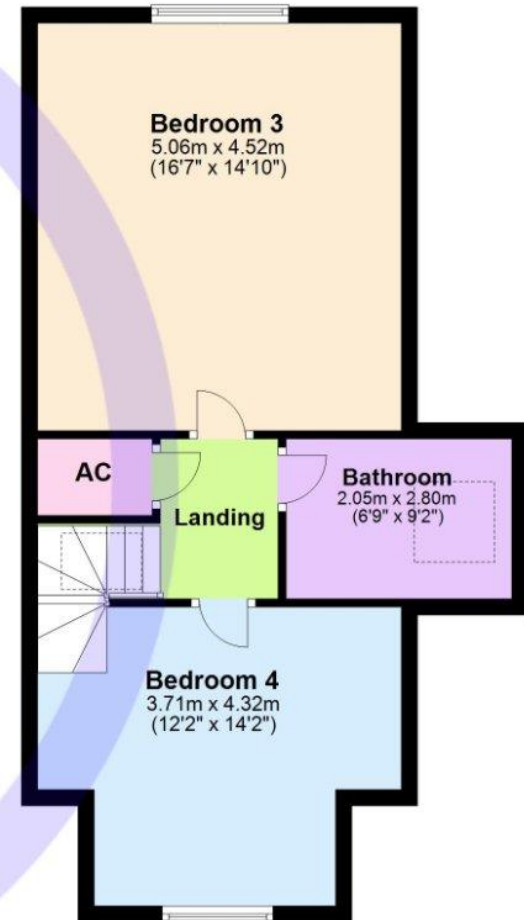
### Ground Floor

Approx. 140.5 sq. metres (1512.8 sq. feet)



### First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Total area: approx. 190.6 sq. metres (2051.7 sq. feet)

\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.\*

Plan produced using PlanUp.

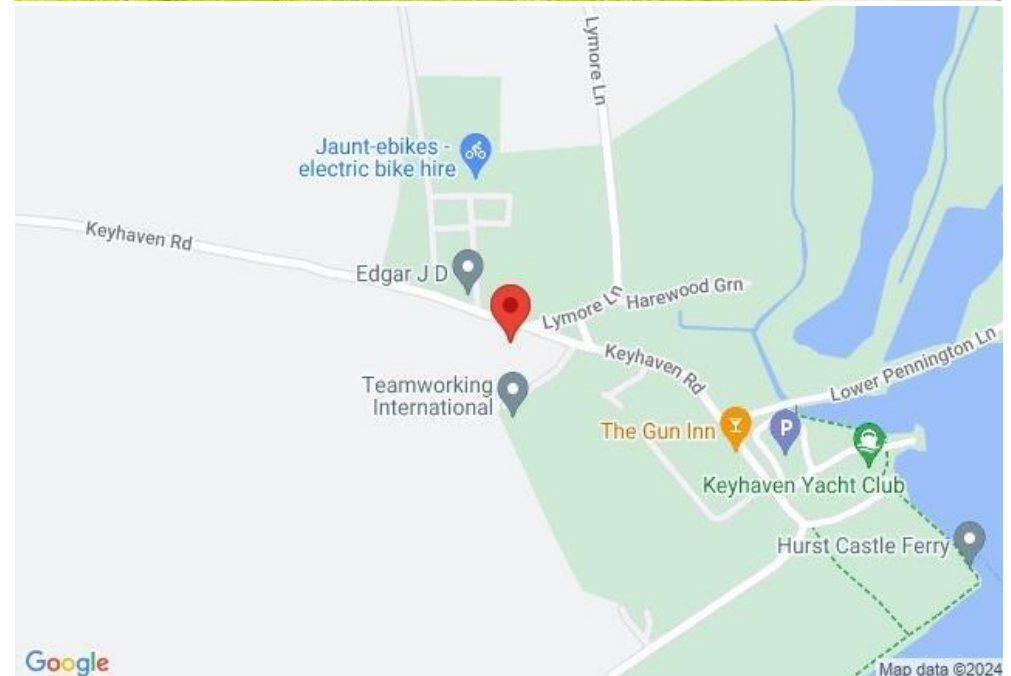
**Nymar, Keyhaven Road, Keyhaven, Lymington**

## Situation

Milford on Sea is a thriving coastal village, well positioned between Barton on Sea and the Georgian market town of Lymington. It boasts a wide variety of commercial outlets including several high quality restaurants, three pubs, a superb tennis and squash club and an attractive village green. Milford's position on such a picturesque stretch of the coast, the lovely beaches, the close proximity of the New Forest National Park and the nearby Keyhaven sailing club make this village one of the most sought after positions on the south coast.

## Directions

From Mitchells turn right at the traffic light and proceed along Station Road. At the roundabout continue across, sign posted to Milford. Upon reaching Milford turn right at the village green then bear left onto Keyhaven Road. Continue into Keyhaven where the property will be seen on the right hand side as you approach the war memorial.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

