



*3 Knowland Drive, Milford on Sea, SO41 0RH*

£1,250,000

**Mitchells**  
1963 — TODAY





*3 Knowland Drive  
Milford on Sea  
Lymington  
Hampshire  
SO41 0RH*

A stunning and substantial brand new individual detached residence offering over 2000 sqft of accommodation and built by high regarded local developer Lymore Projects. The property comes with a ten year Buildmark warranty and particular features include a stunning large kitchen/living/dining room on the rear of the property with bi-fold doors onto the landscaped garden, a separate sitting room, a utility room, four good sized first floor bedrooms, two luxurious en-suites in addition to the large bathroom and a beautiful oak and glass staircase leading to the large first floor landing. An internal viewing is strongly recommended to fully appreciate the quality, specification and size of the property. Build completion expected January/February 2025.

- Entrance Hall
- Sitting Room
- Kitchen/Living/Family Room
- Utility Room
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Garage
- Off Road Parking
- Landscaped Gardens





## The Property

Entrance hall with stairs to the spacious landing and excellent built in storage.

Lovely sitting room with a feature recessed woodburning stove, twin casement doors onto the garden and a pleasant outlook.

Stunning and particularly spacious open planned living/kitchen/dining room with bi-fold doors onto the patio and rear garden. The kitchen area will be fitted with an excellent range of high quality wall and base units with quartz worktops and a range of built in appliances along with an island unit with a breakfast bar and a full specification is available upon request.

Useful separate utility room with further built in storage and space and plumbing for appliances.

Ground floor cloakroom fitted with a modern white suite and with excellent built in storage.

Spacious first flooring landing with a large airing cupboard and trap to the roof space.

Four good sized bedrooms, two of which have built in wardrobes and with the master bedroom benefitting from a luxury en-suite shower room and with the guest bedroom having both a dressing room and an en-suite shower room.

Spacious family bathroom with a high quality white suite with a separate shower cubicle.

Underfloor heating to the ground floor.





## *Gardens & Grounds*

The property sits on a fully landscaped plot with the front garden having a double width block paviour driveway providing good off road parking with the remainder laid mainly to lawn.

Integral single garage with an electrically operated roller door.

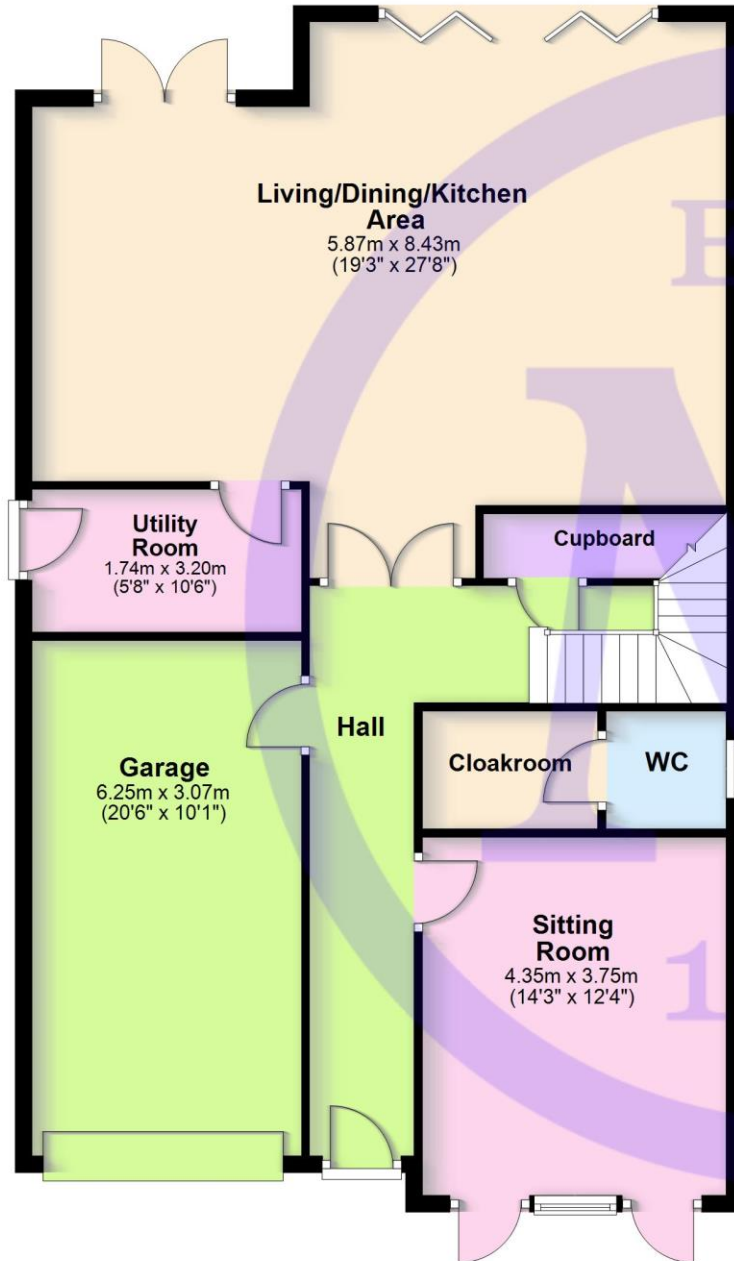
Adjoining the rear of the property is a good sized area of Porcelain patio with the remainder laid to lawn with mature hedging and close boarded timber fencing and all enjoying a good degree of privacy.

## *Services*

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

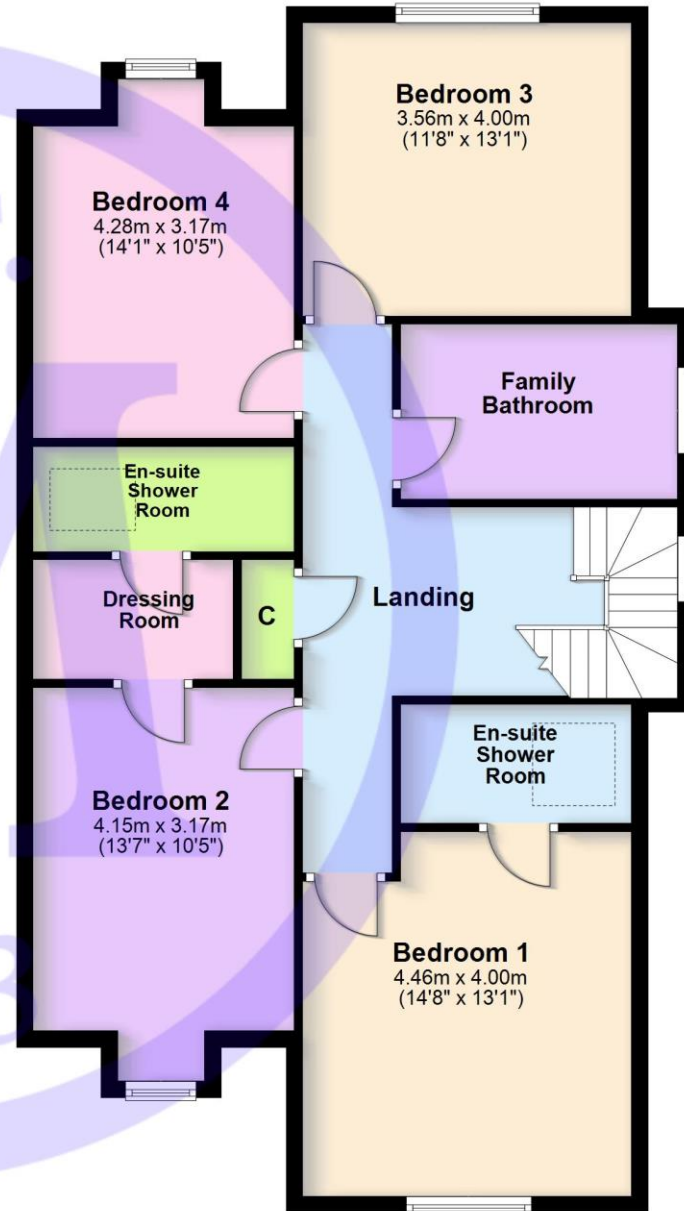
### Ground Floor

Approx. 113.3 sq. metres (1219.0 sq. feet)



### First Floor

Approx. 97.5 sq. metres (1049.2 sq. feet)



3 Knowland Drive, Milford On Sea, 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 lights and proceed along Station Road. At the roundabout continue straight across into Milford Road. Continue to the village of Milford and having passed the village green take the second left into Manor Road and the first left into Knowland Drive where the property will be found on the left hand side.







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