



Treetops, 5 Manor Road, Milford on Sea, SO41 0RG

£1,250,000

Mitchells
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Treetops
5 Manor Road
Milford on Sea
Lymington
Hampshire
SO41 0RG

This stunning four bedroom family home is situated just a stone's throw of the local school and walking distance of Milford village centre. The property offers spacious and modern accommodation with features including a highly impressive kitchen/family room, a separate sitting room, a utility room, a ground floor study, a master bedroom with an en-suite and a double garage.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Family Room
- Utility Room
- Sitting Room
- Ground Floor Study
- First Floor Landing
- Four Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- Double Garage
- Garden Room
- Private & Secluded South Facing Garden



The Property

Entrance hall with tiled flooring, stairs to the first floor landing, a central heating thermostat and an understairs storage cupboard.

The ground floor study is situated at the front of the property with an attractive bay window, cupboard housing the cat 5 cabling, a TV aerial point and carpeted flooring.

The ground floor cloakroom is a great size with tiled flooring and a modern suite comprising of a wall hung wash hand basin with a tiled splash back and a mixer tap over, a WC, a radiator and a UPVC window.

Double casement doors lead through to the sitting room with a feature open fire with a stone hearth and surround, double casement doors leading out to the patio and rear garden and a TV aerial point.

The kitchen/family room is a highly impressive room and is fitted with a quality range of grey shaker style wall and base units with a contrasting quartz worktop, a stainless steel one and a half bowl sink with a mixer tap over and drainer and integrated appliances including two Miele ovens, one with a built in microwave and a warming drawer, a wine cooler, a five burner induction hob with an extractor fan over, a dishwasher, a tall stand up fridge freezer, waste disposal and a breakfast bar.

This opens through to the dining room with a bright double aspect, a vaulted ceiling, double casement doors onto the patio and bi-fold doors leading out to the garden.

Utility room with matching wall and base units with a contrasting granite effect worktop, a stainless steel sink with a mixer tap over and drainer, an extractor fan, a UPVC window, an integrated fridge and space and plumbing for a washing machine and a tumble dryer.

A doorway leads through to the double garage with tiled flooring, a pedestrian door to the garden, two electric up and over doors and recess ceiling spotlights.

On the first floor landing is a hatch to the loft space, an airing cupboard with slated shelves and a radiator.

Four first floor double bedrooms all with built in wardrobes and with the master enjoying a walk in wardrobe and a luxury en-suite shower room.

The en-suite comprises of tiled flooring, fully tiled walls and suite comprising of a wall hung wash hand basin with a mixer tap over, a WC, a double corner shower cubicle with sliding glass shower doors and thermostatic shower attachments, a chrome heated towel rail and a wall mounted mirror with a built in light.

The walk in wardrobe is fully fitted with a hanging rail, shelving and drawers for storage.

The family bathroom is beautifully fitted with fully tiled walls, tiled flooring and a suite comprising of a wall hung wash basin with a mixer tap over and storage beneath, a WC, a panel bath with a mixer tap over and hand held shower attachments, a walk in shower with range style shower fittings, thermostatic controls, a chrome heated towel rail and a wall mounted mirror with a built in light.





Gardens & Grounds

To the front of the property is a block paved driveway giving off road parking for four to five vehicles and accessed via a five bar gate. The rest of the front is laid to lawn with picket fencing and hedging.

The rear garden has been beautifully landscaped with a generous patio with the rest of the garden laid to lawn with an impressive garden room of timber construction, insulated, bi-fold to the front, power, lighting and making a fantastic area for outside entertaining.

A viewing of this property is highly recommended.

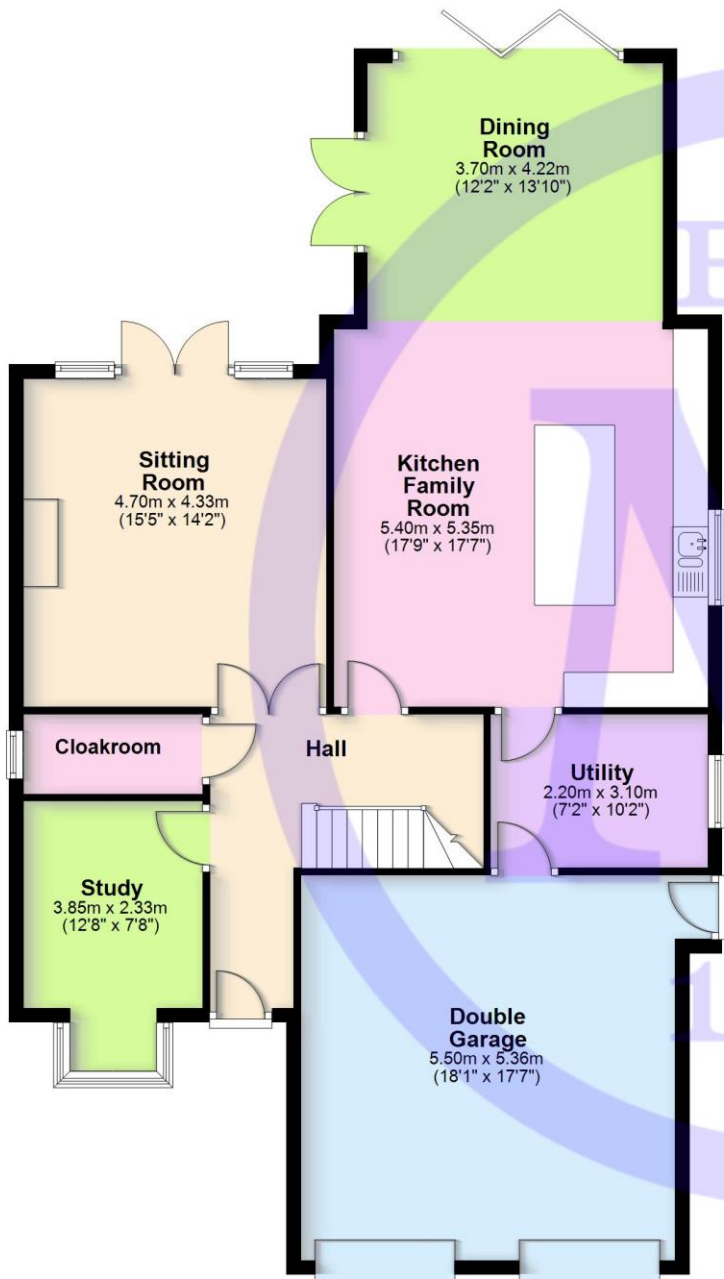
Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating C



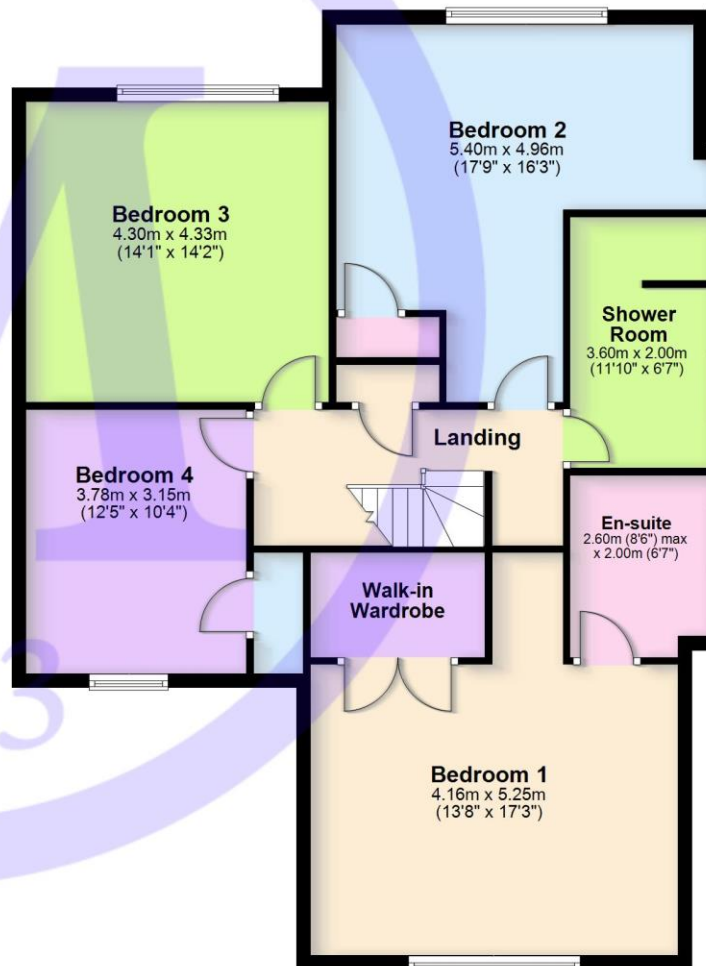
Ground Floor

Approx. 127.7 sq. metres (1374.6 sq. feet)



First Floor

Approx. 105.8 sq. metres (1138.6 sq. feet)



5 Manor Road, 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 where the property will be found on the left hand side.





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