



4 Milford House, Church Hill

MILFORD ON SEA, LYMINGTON, HAMPSHIRE SO41 0QJ

Welcome to 4 Milford House...

This elegant Grade II Listed home forms part of the historic former manor house which dates back to the 1500s. Enjoying a central position in the heart of Milford on Sea village and being within easy walking distance of the shops, restaurants and beach, the property has three double bedrooms, two bathrooms and a large sitting/dining room.







Take a look around...

The covered entrance porch with a pitched tiled roof gives access to the solid wood and picture glazed front door with matching side screens. This leads into the grand entrance hall where there is a staircase to the first floor and a beautiful feature glass chandelier. Leading off from here is the study which overlooks the front and there is also a cloakroom and a useful utility cupboard. The large sitting/dining room has wood block flooring and fitted window seats facing south, a door to the communal gardens and a feature fireplace, as well as a fitted bookshelf with cupboards below and a recessed bar area with glass shelving. The kitchen/breakfast room is fitted with a range of shaker style floor and wall mounted units incorporating a one-and-a-half bowl sink and drainer, five ring gas hob with extractor above, electric oven, space/plumbing for a dishwasher, a built-in larder cupboard and space for a tall fridge/freezer.

From the hall, the staircase leads up to the landing where there is a useful built-in storage cupboard. The main bedroom has two windows with window seat enjoying distant views of the Isle of Wight, and there is also a range of fitted wardrobes as well as an en suite bathroom. Bedrooms two and three are both double rooms having built-in wardrobes and these rooms are serviced by the family shower room which comprises a shower enclosure, vanity unit and WC.





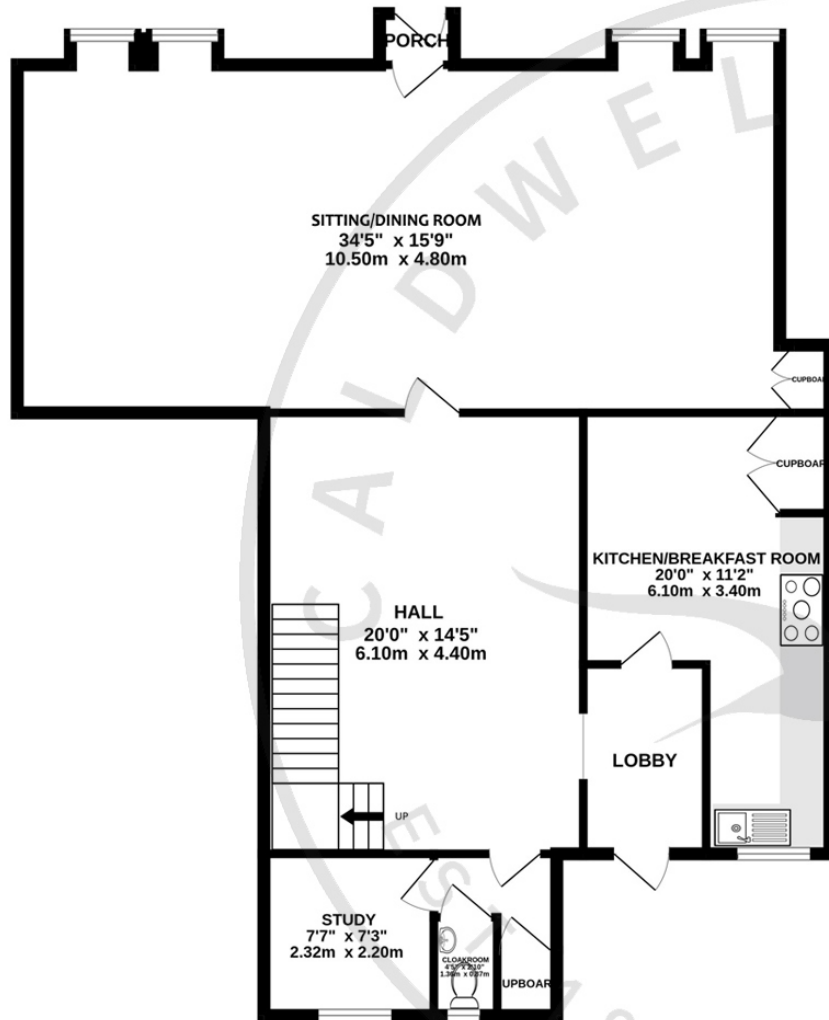
Meet me in the garden...

The private courtyard garden is enclosed on both sides by brick walls and there is a patio on either side of the entrance walkway. The communal gardens are well-kept with lovely lawns and a paved path leading to a central circular area with flowerbeds.

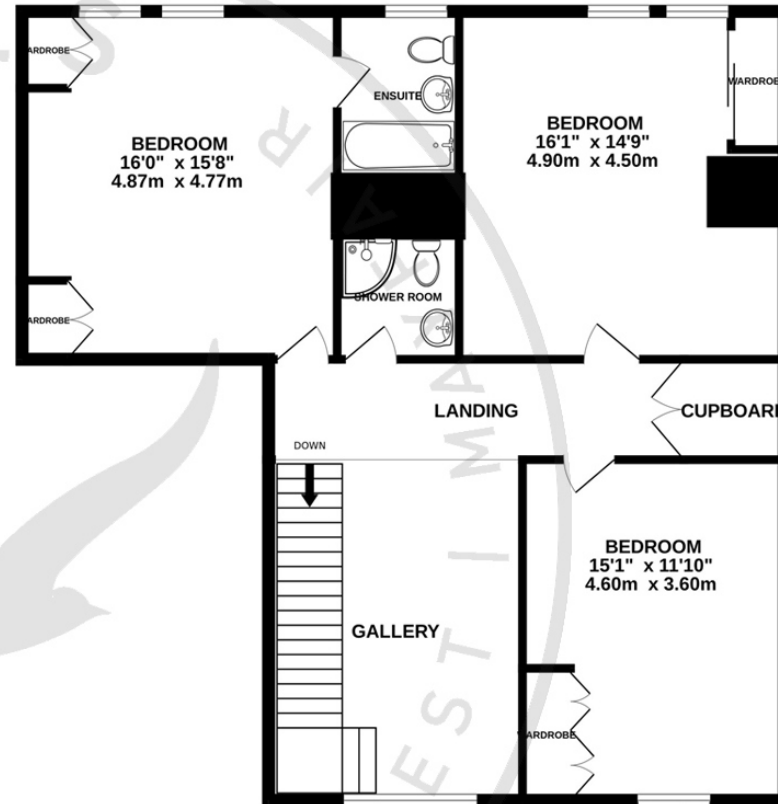


Floor Plan

GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Finer Details...


The Property

Grade II Listed property forming part of a historic former manor house
Situated in the heart of the village, within walking distance of the shops & beach
Three double bedrooms
Large sitting/dining room
Kitchen/breakfast room
Grand entrance hall
Ground floor cloakroom & utility cupboard
En suite bathroom to the main bedroom + additional shower room
Private courtyard & well-kept communal gardens
Garage with power & light in a nearby block

Services

All mains services are connected to the property

Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the left hand lane. At the roundabout take the second exit passing the Shell Garage and proceed along this road (A337) for approximately two and a half miles. Upon reaching the village of Everton and just after the Hyundai garage turn left onto the B3058 towards Milford on Sea. Continue along this road, passing Milford Primary School and on towards the village turning right just before the bend into Church Hill where the property will be seen  on the left hand side just before the church.

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Tenure

Share of Freehold - 999 years less 10 days from 1st January 1974 (948 years remaining)

Maintenance

The individual properties maintain their own parts of the building, however, the whole building is under one insurance policy of which this particular property pays 20% equating to £2,000 per annum. The communal gardens are maintained under contract and each of the 8 properties pay £1,200 per annum

Tax Band

F (£3,261.37 approx. - 2025/2026)

EPC Rating

D



Where do I go for?...



Bread/milk/newspaper?

Milford has several newsagents and convenience stores, with larger supermarkets being a short drive away in New Milton and Lymington



Schools?

Milford on Sea is home to an outstanding primary school, as is Hordle, and Lymington has excellent infant and junior schools, plus Priestlands secondary. Local independent schools include Walhampton in Lymington and Durlston in Barton on Sea, as well as various nurseries and preschools



GP/pharmacy?

There is a GP surgery, two pharmacies and a dental practice in the village



Train?

New Milton train station is a 10 minute drive away which has a mainline service to London Waterloo (100 mins approx.)



A bite to eat?

There are many great eateries in the village including The Lighthouse, Rays Italian and Melleford



Gym & swim?

Elmers Court or the Health & Leisure Centre, both in Lymington. Hoburne Bashley and Shorefield also offer great family leisure membership packages



A stroll?

We are spoilt for choice! The beach and cliff top are within walking distance plus the sea wall at Lymington and the open forest which are all just a short drive away



Family day out?

Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 18 miles away!



Spa day?

Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst

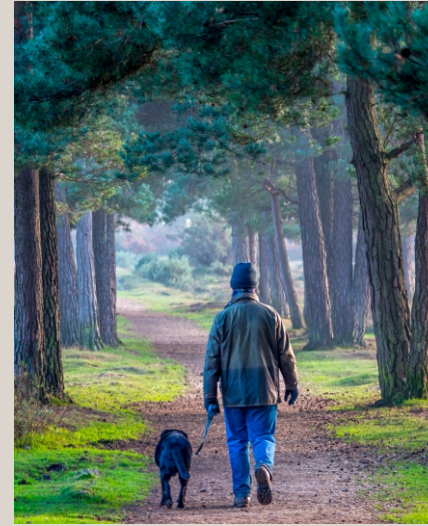
Escape & Explore...

Abundant in charm, wildlife, natural beauty and history, the idyllic setting that the New Forest provides is without doubt the perfect place for escapism and exploration. Once the royal hunting ground of William the Conqueror, the New Forest covers 566 km² enjoying vast tracts of unspoilt woodland, open moors and heathland as well as the stunning local coastline, it really is the perfect place for walks, bike rides, horse riding and sailing.

Lymington is a pretty, Georgian riverside town located just south of the New Forest. It is famous for offering some of the finest sailing waters in the UK and is home to the Royal Lymington Yacht Club which makes it an extremely popular hub for the yachting enthusiast. The High Street is the venue for the bustling Saturday street market and has a tremendous variety of unique boutiques and shops, as well as cafes, pubs and restaurants to enjoy all year round. As well as this, there are many parks and areas such as the Old Town Quay in which to relax and take in the atmosphere of this charming, individual town.

A regular ferry link gives easy access to Yarmouth on the Isle of Wight, whilst the nearby village of Brockenhurst also offers a fast rail service to London Waterloo (approx. 90 minutes). Regular bus links also connect Lymington to both Bournemouth and Southampton.

Another reason for choosing to live life in Lymington is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, Barton and Highcliffe. We really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing.





Asking Price £695,000

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Scan the QR code to make an enquiry or to book a viewing..

