



**PETTENGELLS**  
ESTATE AGENTS

15 Scholars Retreat, Whately Road, Milford On Sea, Hampshire, SO41 0XS  
Asking Price £865,000

## 15 Scholars Retreat, Whately Road, Milford On Sea, Hampshire, SO41 0XS

- Impressive House in coastal location
- Four bedrooms
- Three reception rooms
- Four bathrooms
- Well appointed kitchen/breakfast room
- Double garage & two parking spaces
- Garden & use of cliff top field
- Distant sea views
- Exclusive gated development
- Spacious tastefully presented home







A MAGNIFICENT AND SPACIOUS LINKED HOUSE ON SOUGHT AFTER DEVELOPMENT. FLEXIBLE AND WELL PRESENTED ACCOMMODATION. RURAL AND DISTANT SEA VIEWS FROM UPSTAIRS. Accommodation: The porch leads into the lovely entrance hallway which has feature Amtico flooring. The superb well proportioned double aspect living room has a contemporary style wall mounted gas fire and this opens to the rear garden. As does the well appointed kitchen/breakfast room which has extensive integrated appliances and there is then a separate utility room. There is a ground floor bedroom with ensuite shower room and then a further reception room which is currently a dining room, and the previous owners had a home office in here. There is then a cloakroom. The impressive first floor landing then accesses the four upstairs bedrooms, although one of these is currently used as a further bright sitting room as it enjoys lovely rural and distant sea views and has electrically operated blinds. A further bedroom with ensuite also has a nice sea view in the distance, there is then the main/largest bedroom with walk in wardrobe and ensuite bathroom. There is one more bedroom with family bathroom next door.

Outside: The development is approached via electric security gates and the property itself has a double garage (19'4" x 19'2") with twin electric doors. Directly in front of the house are two allocated parking bay adjoining an area of low maintenance front garden. The rear garden has a lawned and paved areas. This house along with the other properties on the development, own a splendid cliff top field (pic' 12) which also leads to potential beach access although this is fairly steep. This is looked after under the maintenance agreement for which the most recent annual contribution was £1040.

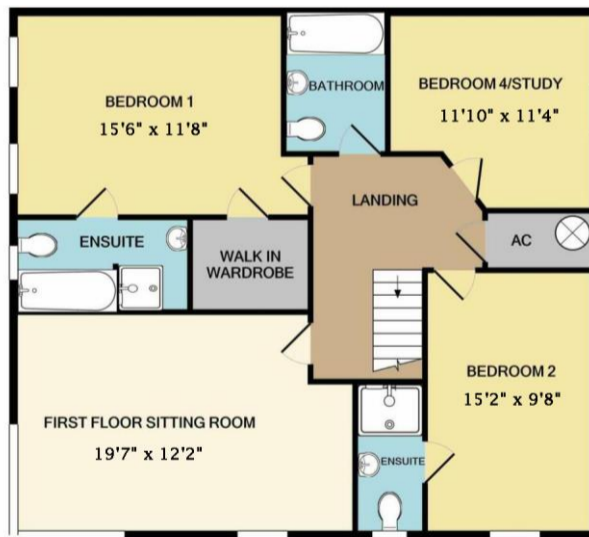
EPC: C Council tax band: F, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



GROUND FLOOR  
APPROX. FLOOR  
AREA 92.8 SQ.M.  
(999 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 92.8 SQ.M.  
(999 SQ.FT.)

TOTAL APPROX. FLOOR AREA 185.5 SQ.M. (1997 SQ.FT.)  
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**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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