



Matford Cottage

*Pitmore Lane, Pennington, SO41 8LL*

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# MATFORD COTTAGE

PITMORE LANE • PENNINGTON

*A charming detached four-bedroom country cottage sat in roughly a third of an acre plot with lovely versatile living, plenty of off-street parking and an ideal outbuilding/annexe accommodation within easy reach of Sway and Lymington.*

£775,000



4



2



3





## The Property

You enter the property immediately into the lovely open plan kitchen/dining room laid with tiled flooring. The kitchen benefits from both low lying and eye level units with five ring gas cooker, integrated dishwasher, wine storage, space for American style fridge freezer and an extremely useful kitchen Island offering more storage units and surface space. At the end of the kitchen, by the entrance to the property, is the dining area making this whole room a really well laid out, social space, ideal for entertaining.

The dining area benefits from extra storage units under wooden surface and access to a lovely study area which could perfectly double up as a larder.

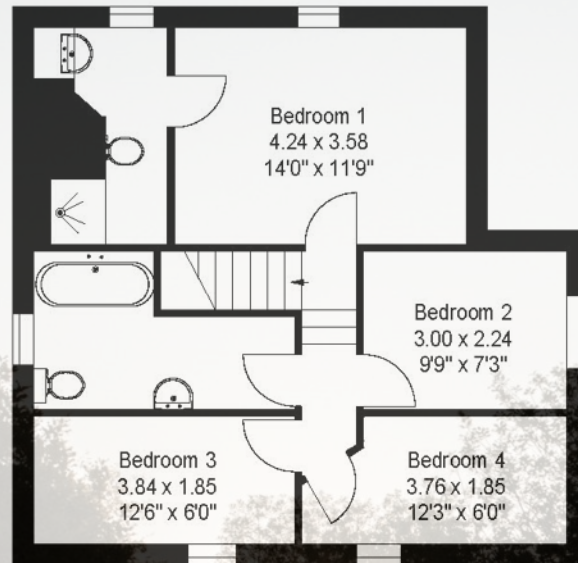
A side door from the kitchen leads you past a useful downstairs W/C and utility room into the covered side access to the property.

From the kitchen/dining room through a single door is a spacious, carpeted, sitting room with feature wooden beams, inset log burner and set of bifold doors leading to the patio with pergola and garden area. Stairs back from the kitchen lead to the first-floor landing where all bedroom accommodation can be found.

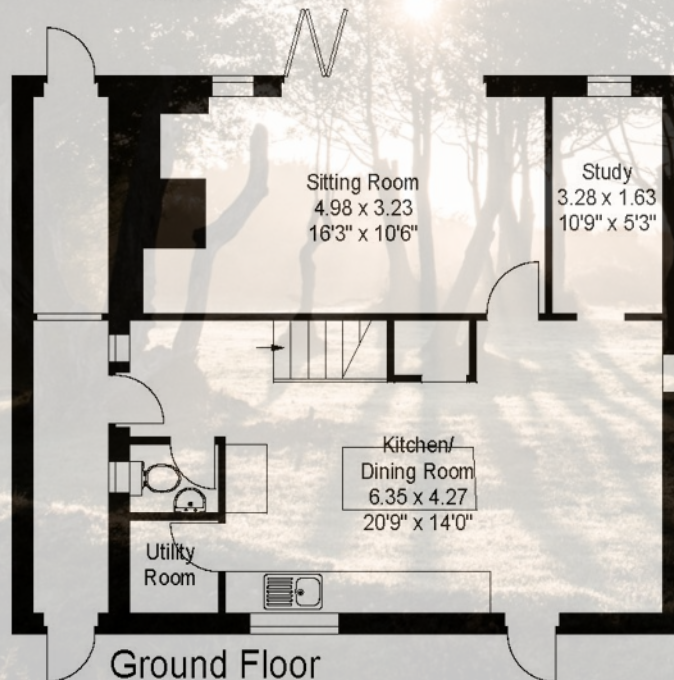
The principal bedroom sits at the back of the house with views over the garden and has access to a practical en suite shower room. A further three-piece bathroom sits from the hallway and is serviced by the three other bedrooms on this floor.



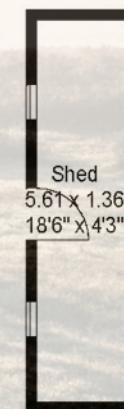
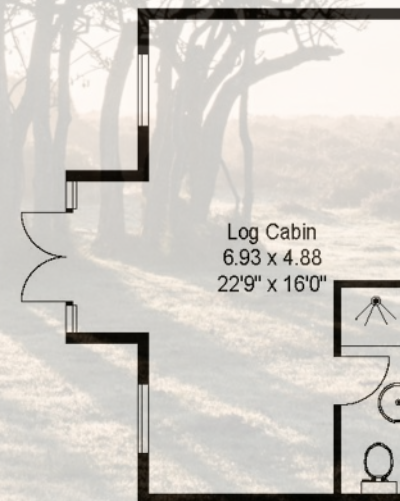




First Floor



Ground Floor



Approximate  
Gross Internal Floor Area  
House: 122sq.m. or 1313sq.ft.  
Log Cabin: 29sq.m. or 312sq.ft.  
Shed: 7sq.m. or 75sq.ft.  
Total: 158sq.m. or 1700sq.ft.

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NOT TO SCALE





Log Cabin

## Grounds & Gardens

The property is approached via a five-bar wooden gate entrance into a gravel driveway giving off street parking for ample cars and a front garden with a stone path leading to the front door. The rear garden is flanked by fencing with hedgerow and interspersed planting throughout. A lovely patio area sits from the living room making a lovely alfresco dining area. A large wooden built outbuilding sits from the patio and gives you ideal outside garden storage.

## Log Cabin

A good sized log cabin style outbuilding sits within the gardens and offers a large open plan style bedroom/living room with access to a separate en-suite shower room.

## Directions

From our office in Brockenhurst proceed towards the village of Sway, turning left just before the Hare and Hounds public house into Pitmore Lane. Continue to follow the road for about 2.2km as you go past North Common Lane on your left hand side and the house is about 200 metres past this junction on the left hand side.



## Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Certificate: E Current: 50 Potential: 75

Services: Mains gas, electric and water

Gas central heating

Drainage: Cesspit.

Log cabin also has its own cesspit.

Construction Type: Standard Construction

Flood Risk: Very Low

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

## Situation

The property enjoys a semi-rural location on Pitmore Lane within easy reach of the amenities and facilities of Sway. You can walk to the open forest in 15 minutes down quiet country lanes.

The village benefits from a range of local shops, a well-regarded primary school, two public houses, a popular tennis club and a mainline rail station offering a direct link to London Waterloo (approx. 1 hour 55 minutes). The popular village of Brockenhurst is within easy reach offering a wider range of amenities and facilities, as is the delightful waterside Georgian market town of Lymington, which provides a comprehensive array of facilities for the sailing enthusiast and a popular Saturday county market.





For more information or to arrange a viewing please contact us:

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