



2 Pilley Green

Pilley, Lymington, SO41 5QQ



SPENCERS





A rare opportunity to secure a beautiful forest cottage set in a most sought after location within the village of Pilley, being only five minutes from the Georgian market town of Lymington.



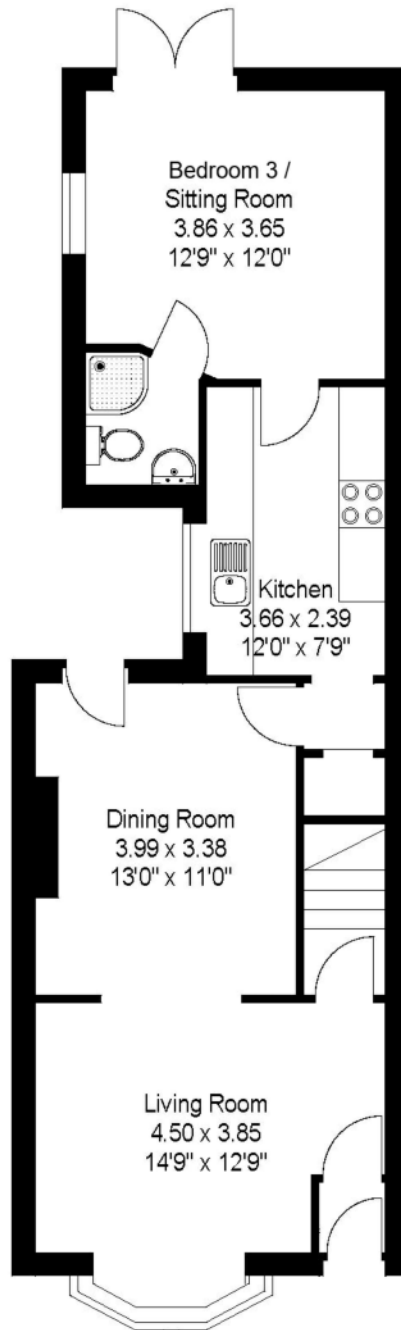
The Property

An enclosed porch leads through to the delightful open plan living/dining room with solid oak flooring. The living room features a bay window with views out to the front and a gas fire. The dining area is filled with character and charm with a useful under stairs cupboard. The kitchen boasts a range of fitted worktops and cupboards with space for fridge, freezer, dish washer and washing machine. The kitchen flows through to the spacious sitting room / bedroom three with double doors to the garden and a shower room with wc and wash hand basin.

£450,000

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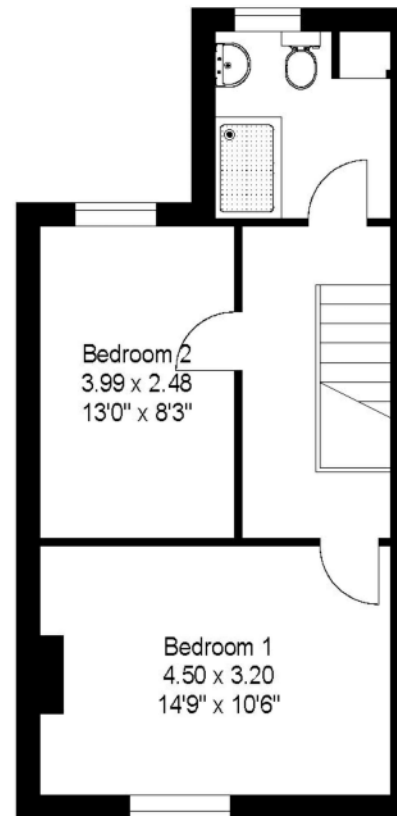
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 98sqw.m. or 1055sq.ft.

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NOT TO SCALE





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This charming home offers three double bedrooms, two reception rooms, a delightful garden, ample parking and donkeys and forest ponies to your door.

The Property continued . . .

The light first floor landing features a linen storage cupboard which has fitted shelving. The master bedroom is a spacious room with feature fireplace and views out to the front over the green. The guest double bedroom has lovely views to the south facing garden. Both rooms are serviced by the fitted family bathroom which features a walk in shower, hand basin and wc.

Directions

From our office in Lymington High Street, proceed to the top of St. Thomas' Street and join the one-way system. Turn right into Stanford Hill and continue along Southampton Road. Just past the railway bridge at the bottom of Southampton Road, turn right into Boldre Lane. At the end of Boldre Lane, turn right in the direction of Pilley. Continue through the village passing the Fleur de Lys public house on the right hand side. The property will be seen on the right hand side opposite a small open green that signifies the commencement of the open New Forest.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Grounds & Gardens

The property is accessed via a pedestrian gate , with additional side access leading through to the rear garden. The rear garden is highly secluded with its borders being surrounded by mature shrubs and hedging. The garden is mostly laid to lawn with a small patio area accessed from the study/reception room.

Situation

Pilley is an extremely attractive and sought after village in the New Forest National Park, being equal distance between the nearby Georgian market town of Lymington which is famous for its internationally renowned sailing facilities and two deep water marinas and Brockenhurst, which offers an excellent local community of independent shops and restaurants, together with a mainline railway station which has a half hourly service to London Waterloo (approx. 90 minutes). There is an excellent local shop in Pilley, a popular Primary School and public house, the Fleur de Lys, which is considered to be the oldest in the New Forest with records dating back to 1096. A bus service connects with the neighbouring Georgian market town of Lymington (approximately 2 miles due south).



Additional Information

Tenure: Freehold

Council Tax: E

EPC: E Current: 47 Potential: 68

Property Construction: Brick elevations & slate roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FFTC Fibre-optic cable to the cabinet, then to the property.
Ultrafast broadband with download speeds of up to 1800mbps available at this property (ofcom).

Conservation Area: Forest South East. The property is situated within the National Park

Tree Preservation Order (TPO): Yes

Parking: Street parking

Important Information

Spencers 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 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.



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

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