



Iona

Church Lane, Pilley, Lymington, SO41 5QL

SPENCERS
NEW FOREST





A stylish and beautifully presented four bedroom detached family home that has been substantially extended and remodelled in recent years to provide stunning open plan living accommodation overlooking its large rear garden and countryside beyond.

The Property

The front door opens into an entrance hall with doors accessing a cloakroom which has a large coats cupboard, sitting room and the open plan living/kitchen/dining area. The majority of the ground floor enjoys underfloor heating and attractive oak wooden flooring. The light and spacious sitting room is flooded with light from three large windows and has a feature inset log burner with a beautiful marble hearth and extensive custom made book shelving. On entering the magnificent open plan living accommodation the first space you arrive at is a family area, which currently houses a pool table and there are french doors leading out to the side patio. This leads into the contemporary kitchen/breakfast area which has a comprehensive range of matt white storage cupboards and drawers, breakfast bar and integrated appliances including fridge/freezer, dishwasher, double oven and an induction hob. Adjoining the kitchen is a good sized dining area and a second sitting area which has a roof lantern and three sets of sliding casement doors accessing the sun terrace with super views over the rear garden and fields beyond.

£1,100,000

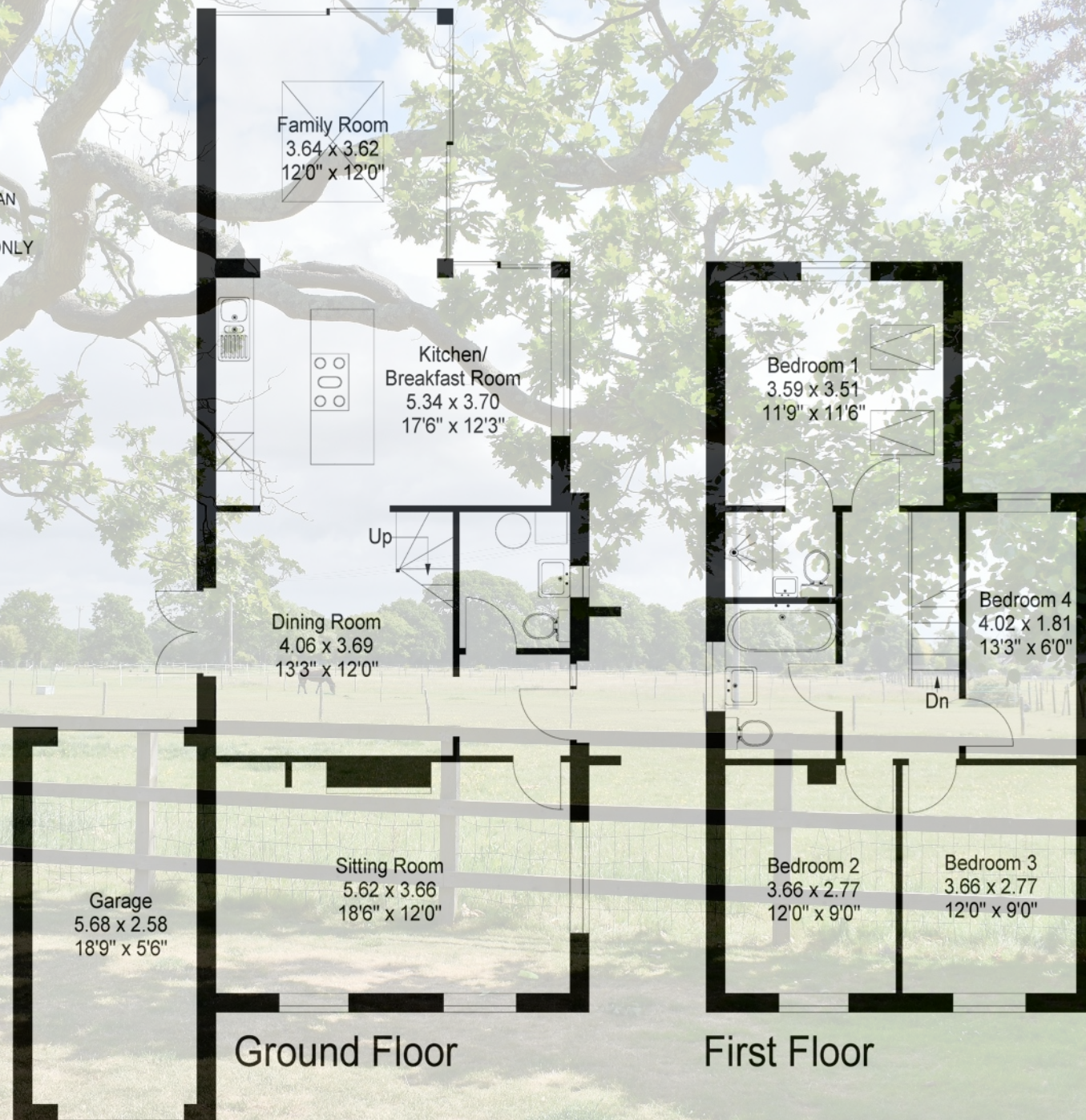
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FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 147sq.m. or 1582sq.ft.
(Including Garage)

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NOT TO SCALE





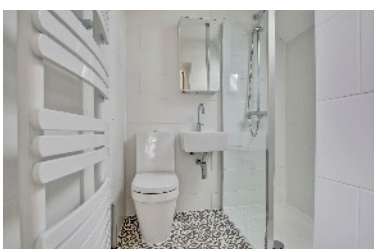
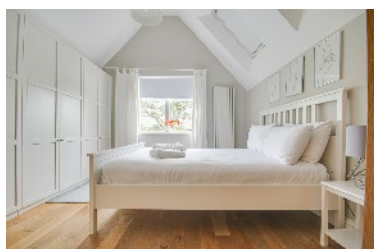
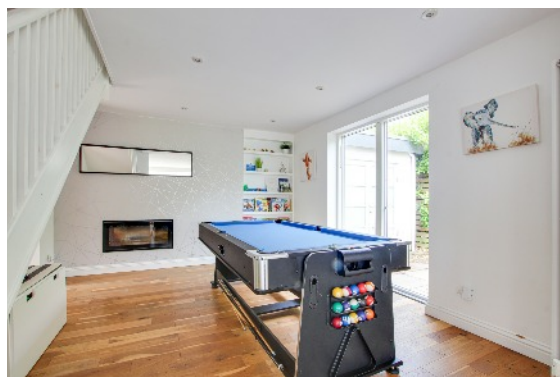
The property offers extensive off road parking and is quietly situated in this highly regarded New Forest village, within walking distance of the local store, primary school and pub/restaurant.

The Property continued . . .

On the first floor there is a master bedroom with vaulted ceiling and a window overlooking the rear garden and fields beyond. Features of this room include a range of fitted custom made built-in wardrobes and an en-suite shower room comprising wc, wash hand basin, walk-in shower cubicle with rainfall style shower over. There are three further bedrooms and a family bathroom fitted with a wc, wash hand basin set in an attractive wooden vanity unit and a bath with hand held shower attachment.

The Situation

Positioned on the edge of the popular village of Pilley, with a community run store and two lovely country pubs, the property enjoys easy access to the surrounding open forest for extensive walking and rides, yet is also within a five-minute drive of the amenities offered by the Georgian market town of Lymington. The town has a selection of excellent bars and restaurants as well as renowned sailing facilities, including two deep water marinas and sailing clubs. There is also a wide range of both independent and state schooling. The main line rail service at Brockenhurst has a regular service to London Waterloo in approximately 90 minutes.





An extensive sun terrace provides excellent entertaining space with views across paddocks.

Grounds & Gardens

The property is approached via a large gravelled driveway providing ample off road parking for cars/boats/caravans etc. The driveway leads to an attached garage with doors opening to the front and rear garden. The whole is well enclosed with wooden fencing and landscaped planting. A side pathway provides access to the front porch and door and onto the extensive sun terrace and rear garden beyond. The excellent sized and well enclosed rear garden is mainly laid to lawn and backs onto pretty pony paddocks which provide a very pleasant backdrop and outlook.

Directions

From Lymington town centre, proceed to the bottom of the high street and cross over the Lymington River, heading toward Beaulieu on the B3054. After crossing the river, follow the road around the 90 degree bend to the left and then proceed straight on, rather than going up the hill. You will join a road known as Undershore. Continue on this road for about 1.3 miles before turning right at the T-junction. Pass the Fleur de Lys pub on your right, before taking the next turning on the left into Church Lane. The property is found on the right hand side after approximately 150 yards.



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

Services

Energy Efficiency Rating: C Current 72 Potential 82

Council Tax Band: E

Mains water, gas and electricity, private drainage.

Points of interest

Lymington Hospital	1.1 miles
Walhampton (Private School)	1.1 miles
Lymington Quay	1.8 miles
Waitrose Lymington	2.0 miles
Priestlands Secondary School	2.3 miles
Lymington Recreation Centre	2.3 miles
Brockenhurst Golf Club	2.6 miles
Brockenhurst Train Station	2.8 miles
The Pig	2.8 miles
Brockenhurst College	2.9 miles

Important Information

Spencers of The New Forest 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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