



**Heathfield House** *Holly Lane, Pilley, Lymington, SO41 5QZ*

**SPENCERS**  
NEW FOREST





# HEATHFIELD HOUSE

HOLLY LANE • PILLEY

*A stunning four bedroom detached new forest family home, built just over 10 years ago to an individual design located moments from the open forest.*

## Ground Floor

Sitting Room • Kitchen • Study / Bedroom 4 • Utility Room • Cloakroom

## First Floor

Principal Bedroom with En Suite • Two Further Bedrooms • Family Bathroom

## Outbuildings

Office/ Store Room • Shower Room • Work Room • Double Garage

**£1,295,000**





## The Property

The covered entrance porch leads in to the open plan hallway and kitchen family room. This is a lovely light and airy room with glorious views across the private gardens. The kitchen has a range of floor mounted fitted cupboards and quartz work tops with twin Belfast sink, breakfast bar, space for range cooker with extractor canopy over, space for American style fridge freezer and dishwasher. The kitchen is adjacent to the open plan living area with oak flooring, stone fireplace with slate hearth and twin corner bi-fold doors. There is space for dining room furniture and wonderful views across the paddock. The fourth bedroom/study is also on the ground floor along with a large cloak room and utility with integrated washing machine and tumble dryer, wall mounted gas fired boiler, butcher block worktop and oak flooring. From the hallway stairs rise to the first floor landing with an impressive vaulted ceiling, plus linen cupboard. The main bedroom is dual aspect with a vaulted ceiling, exposed beam, a range of fitted wardrobes and views over rear garden and paddock. This room benefits from a contemporary en-suite shower room. Bedroom two is another double with a range of wardrobe cupboards, vaulted ceiling, exposed beam, rear aspect with views over garden and paddock.

Bedroom three is the final double with a vaulted ceiling, exposed beam and views to the front aspect. The modern family bathroom suite with bath and separate shower completes the accommodation.





# FLOOR PLAN

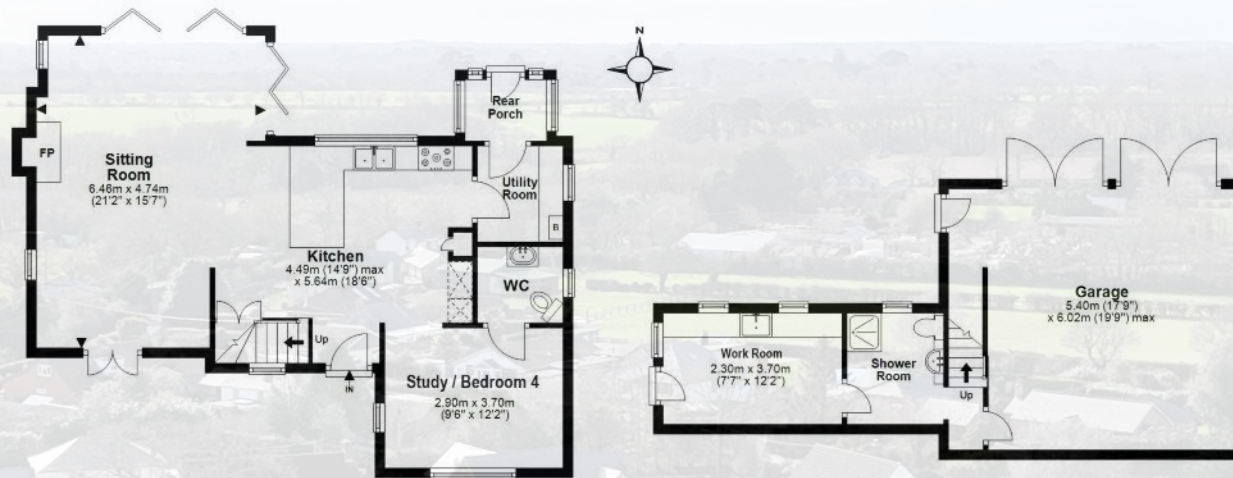
## Ground Floor



**Approx Gross Internal Areas**

House: 128.3 sqm / 1381.0 sqft  
 Outbuildings (not necessarily in correct position/orientation):  
 121.0 sqm / 1302.4 sqft

**Total Approx Gross Area: 249.3 sqm / 2683.4 sqft**



## First Floor











*The property benefits from a double garage and formal gardens and a paddock extending to 1.6 acres.*

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## Grounds & Gardens

The property is approached via a five bar gate with large gravel parking and turning area. The driveway continues to the side of the property providing access to further parking and storage with a double garage. There is a large raised terrace adjacent to the property with steps to an expansive lawn with large outbuilding, (which offers huge potential). There is a tree house and post and rail boundary with five bar gate onto a large twin paddock area which is bounded by a stream.

There is a large office/ store room above the double garage and a work room with fitted cupboards, work surface, sink and shower room below.

## The Situation

Situated in the popular rural hamlet of Pilley within the New Forest National Park and with an excellent local community run store, a popular Primary School and the Fleur de Lys inn, which is considered to be the oldest in the New Forest, with records dating back to 1096. The property occupies an idyllic position on the edge of the village enjoying views over neighbouring fields. The property is within easy reach of the facilities in the village and also only 300m from the open forest to the north. A bus service connects with the neighbouring Georgian market town of Lymington (approximately 2 miles due south) which is renowned for its river marinas and yacht clubs, the town offering a diverse range of shopping, educational and leisure amenities.

A similar distance north is the forest village of Brockenhurst that offers a tertiary college, popular golf course, thriving village centre and a well supported mainline rail connection (London/Waterloo 90 minutes).











## Services

Energy Performance Rating: B Current: 81 Potential: 90

Council Tax: F

Mains gas and electric, private drainage

## Directions

From our office head East down the high street towards Gosport Street and the river. Take the B3054 across the Lymington River causeway following the signs for Walhampton and Beaulieu. Proceed up Walhampton Hill to Portmore and onto the open Forest. At the Norley Wood crossroads turn left onto Bull Hill and take the first right into Holly Lane. Proceed along the lane and the property is located half way along on the right hand side.

## Important Notice

Spencers of Lymington 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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