



Apple Tree Cottage

Holly Lane, Pilley, Lymington, SO41 5QZ

SPENCERS
NEW FOREST





A stylish three bedroom detached chalet bungalow that has been substantially remodelled in recent years to provide a modern home with an open plan kitchen/dining space overlooking its large rear garden and countryside beyond.

The Property

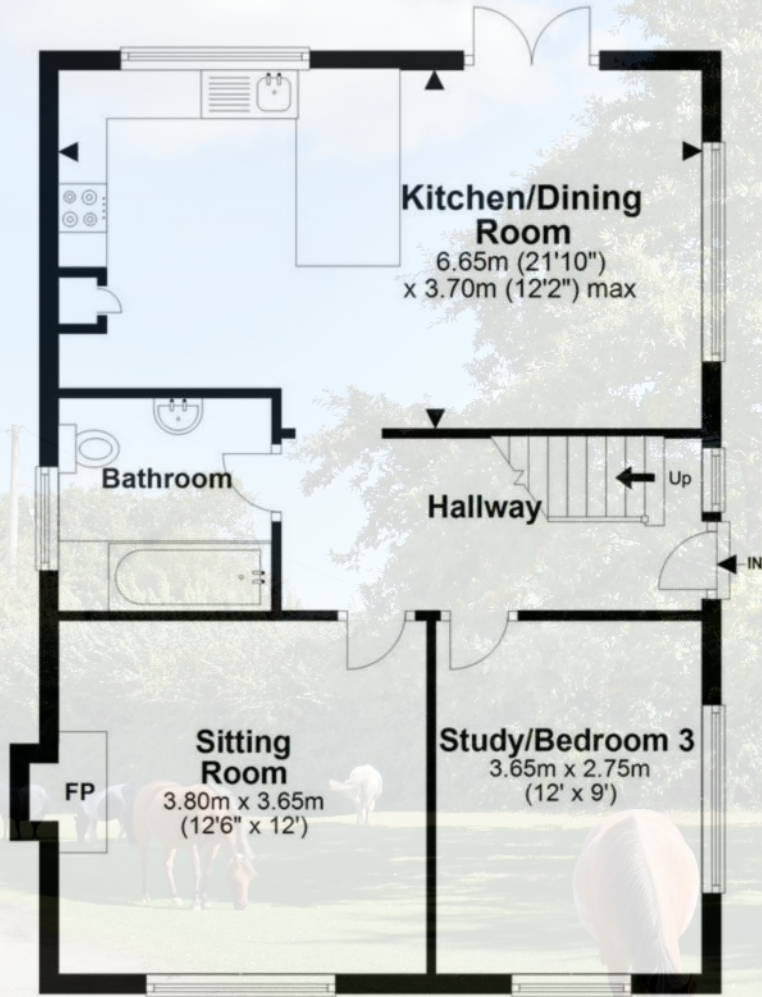
The front door opens into an entrance hall with doors accessing all main reception rooms. All of the ground floor enjoys attractive oak wooden flooring. The light and spacious sitting room is flooded with light and enjoys a working log burner creating a cosy focal point to the room. The country style kitchen has been opened up to create a wonderful open plan space ideal for entertaining and modern living. The kitchen is well appointed with country style units and integrated appliances and plenty of storage. It's the perfect space for culinary enthusiasts to whip up delicious meals while enjoying the serene views overlooking the garden. There is an area for a dining table adjacent to the double doors that lead out onto the garden patio with super views over the rear garden and fields beyond. A dual aspect double bedroom and modern family bathroom with white suite completes the ground floor accommodation.

£725,000

 3  1  2

Approx Gross Internal Area
125.5 sqm / 1351.2 sqft

Ground Floor



First Floor

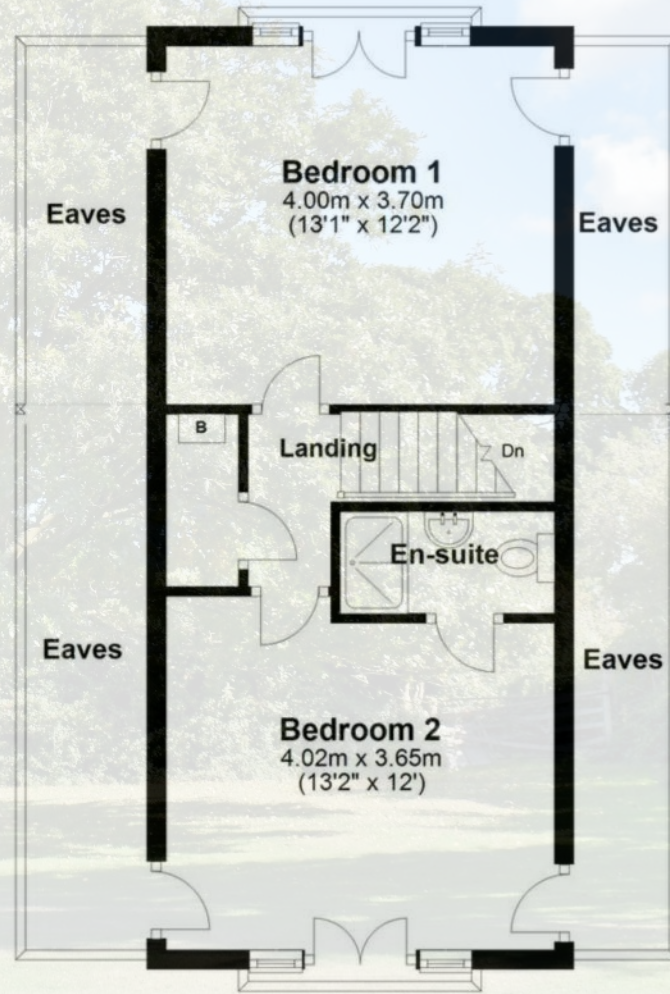


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



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The property also offers extensive off road parking and is quietly situated in this highly regarded New Forest village, within a stones throw from the open forest.

The Property continued . . .

On the first floor there is a principal double bedroom with a window overlooking the front garden and driveway and benefits from an en-suite shower room and some eaves storage. There is a further double bedroom with a Juliette balcony and far reaching views over the rear garden and open forest.

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.



Grounds & Gardens

The property is approached via a five bar gate and a large gravelled driveway providing ample off road parking for cars/boats/caravans etc. The driveway leads to an area at the side of the property which currently houses a couple of sheds. This would be a perfect location for a detached garage subject to the necessary planning consents. The property also benefits from a large garden, providing a wonderful outdoor space for soaking up the sun and enjoying the natural surroundings.



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 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).



The property enjoys views over neighbouring fields.

Services

Tenure: Freehold

Council Tax: F

Energy Performance Rating: C Current: 70 Potential: 83

Property Construction: Tiled roof and brick elevations

Heating: Gas central heating

Utility Supplies: Mains gas, electric & fresh water. Drainage via septic tank located on the boundary of the property and for its sole use.

Broadband: Superfast broadband with speeds of up to 1000mbps is available at this property

Conservation Area: Yes, Forest South East

Parking: Private driveway

Important Information

Spencers of Lymington Ltd 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.



Appletree Cottage

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

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