



Little Dragonfly

*5 Pilley Hill, Pilley, Lymington, Hampshire, SO41 5QF*

SPENCERS  
NEW FOREST







*Located in the quiet Hamlet of Pilley, Little Dragonfly is a fully refurbished four-bedroom, semi detached property.*

### The Property

The property has been well designed to enjoy modern open plan living with a generous sitting room opening into the kitchen/dining room with ample space for dining furniture as well as further seating in front of the French doors with views across the rear garden. The kitchen area comprises a range of fitted units, wood work surfaces, an integral electric oven and hob, integrated dishwasher and butler sink. There is space for a fridge/freezer and a useful breakfast bar area for entertaining. The adjacent utility room has space and plumbing for a washing machine, together with a wall mounted gas fired boiler and WC. The snug is located off the dining area with a front aspect and would make an ideal office, study or fourth bedroom.

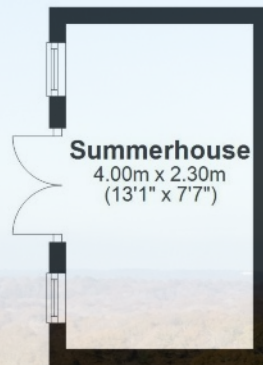
**£739,950**





## FLOOR PLAN

### Ground Floor



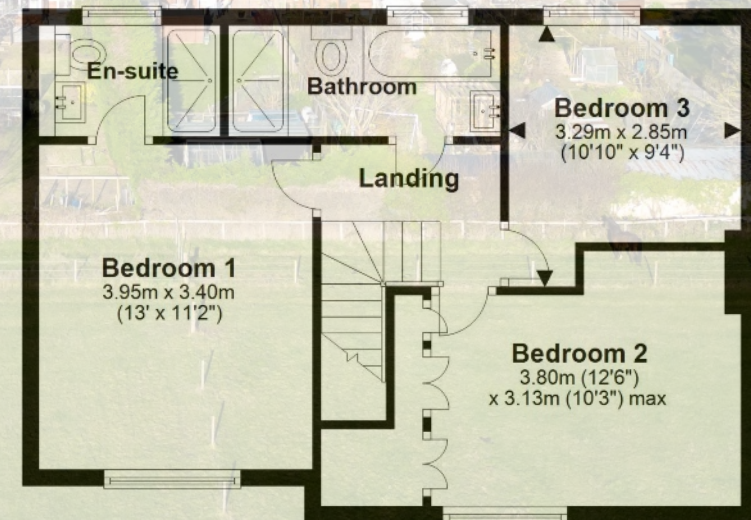
#### Approx Gross Internal Areas

House: 114.0 sqm / 1227.1 sqft  
Summerhouse: 9.3 sqm / 100.1 sqft

**Total Approx Gross Area:**  
**123.3 sqm / 1327.2 sqft**



### First Floor



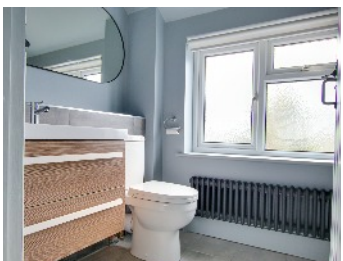
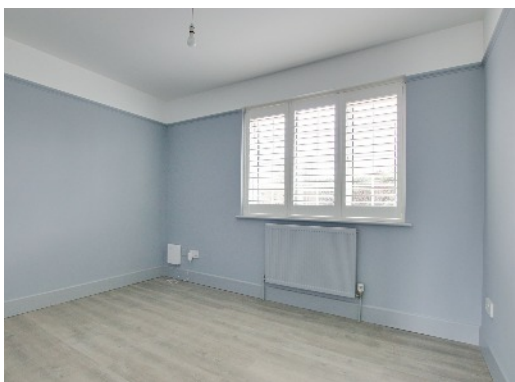




*The property enjoys well-planned living accommodation with ample parking to the front.*

### The Property continued . . .

The first floor bedroom suite has an en-suite shower room complete with shower, WC and hand basin. There are two further double bedrooms one overlooking the rear garden and one to the front of the house. The family bathroom with bath, separate walk in shower, WC and basin completes the first floor accommodation.



### 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.





*There is a large southerly facing garden to the rear with superb views across the fields beyond.*

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## Grounds & Gardens

A five bar gate opens on to the generous gravel drive providing ample parking. There is access to the side of the house to the lovely south facing lawned garden with large entertaining area, home office with power, garden shed and green house. The garden enjoys far reaching views across the neighbouring farmland with various mature plantings, vegetable beds and hedge borders.

## Property Video

Point your camera at the QR code below to view our professionally produced video.







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

## Services

Energy Performance Rating: C Current: 70 Potential: 83

Council Tax Band: D

All mains services connected

The property benefits from fibre broadband

## 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 to the end of this road and turn left onto School Lane. Continue on this road for about 1.3 miles to the end of the road. Turn right onto Pilley Hill and the property can be found a short distance along on the right hand side.

## 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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