



Peelers End *May Lane, Pilley, Lymington, SO41 5QR*

SPENCERS
NEW FOREST





PEELERS END

MAY LANE • LYMINGTON

Nestled in the charming village of Pilley within the picturesque New Forest, this remarkable 4-bedroom detached country house offers an idyllic opportunity to immerse yourself in the quintessential countryside lifestyle.

Ground Floor

Sitting / Dining Room • Kitchen • Snug • Conservatory • Utility Room

Boot Room • Cloakroom

First Floor

Principle Bedroom with En Suite • Three Further Bedrooms • Family Bathroom

Second Floor

Attic Room • Study

£1,395,000









The Property

Nestled behind an inviting canopied entrance porch, this charming property offers a warm welcome. As you step inside the entrance hall, you'll be greeted by the timeless elegance of oak flooring and a staircase leading to the first floor, complete with a convenient storage cupboard underneath.

contemporary tiling behind. Oak flooring, inset downlighters, and ample storage further enhance the appeal. The kitchen seamlessly flows into a conservatory, providing a bright and welcoming space. An adjacent utility room and a well-appointed shower room complete the ground floor.

The living room is a spacious and inviting retreat, featuring a cozy fireplace recess with a fitted wood-burning stove set on ceramic tiles. The room exudes character with its oak flooring, inset downlighters, and a double-glazed glass roof canopy that floods the space with natural light. Double doors open to a rear terrace, seamlessly connecting indoor and outdoor living.

Upstairs, a large landing offers access to the roof space, while four generously sized bedrooms. The primary bedroom features inset downlighters and an ensuite shower room with a walk-in shower cubicle, WC, and wash hand basin. The remaining bedrooms offer comfortable accommodation, and a beautifully designed family bathroom completes the upper level.



Adjacent, the snug, with its fireplace recess, offers versatile space for various purposes and features built-in cupboards and shelving, as well as more of that beautiful oak flooring.

The heart of the home, the kitchen/breakfast room, is a culinary delight. It boasts a hand-built range of floor-standing cupboards and drawers, complemented by wooden worksurfaces and a Belfast kitchen sink with a wooden drainer. A beautiful gas Aga takes centre stage (not included in the sale), with







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.



Property Video

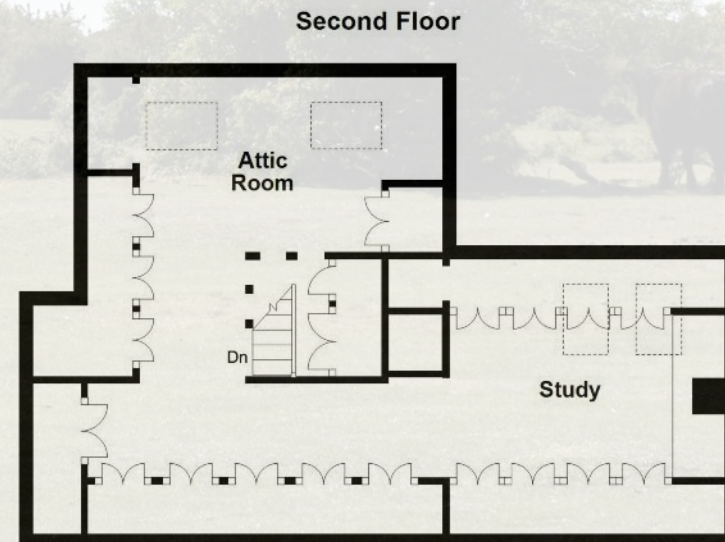
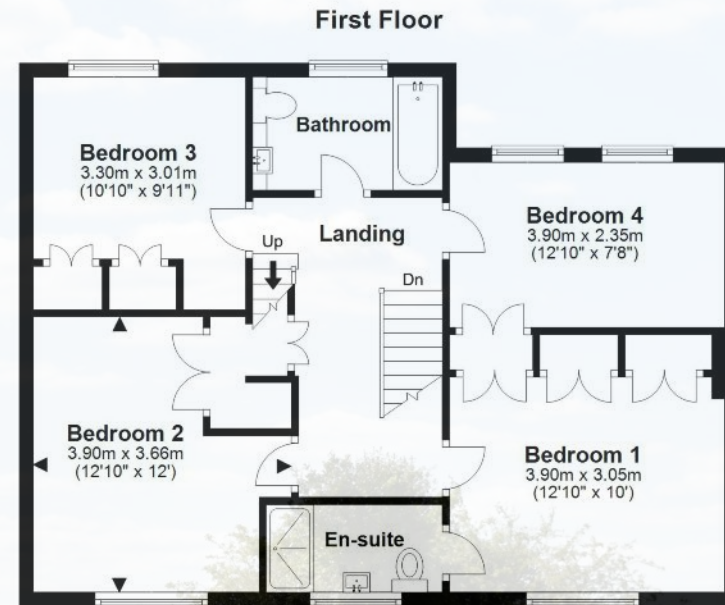
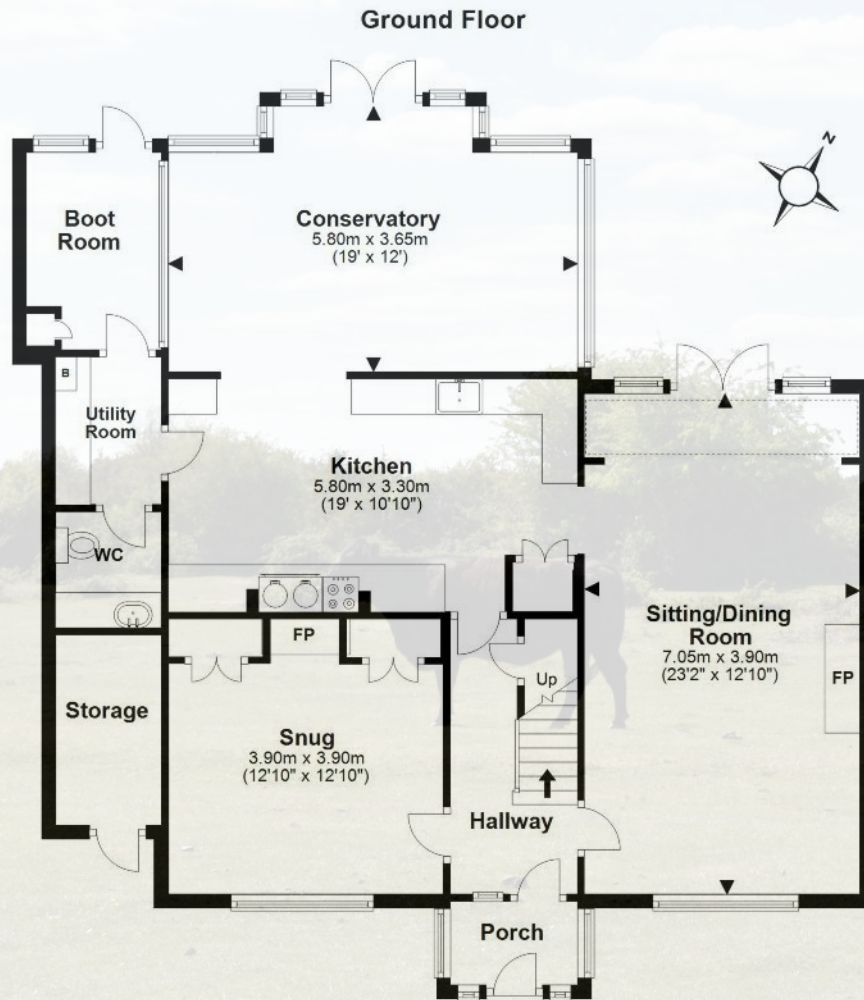
Point your camera at the QR code below to view our professionally produced video.





FLOOR PLAN

Approximate Gross Internal Area:
226.4 sqm / 2437.6 sqft





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Boasting generously proportioned interiors, a captivating open kitchen-dining area and an expansive five-acres of paddock fields.

Grounds & Gardens

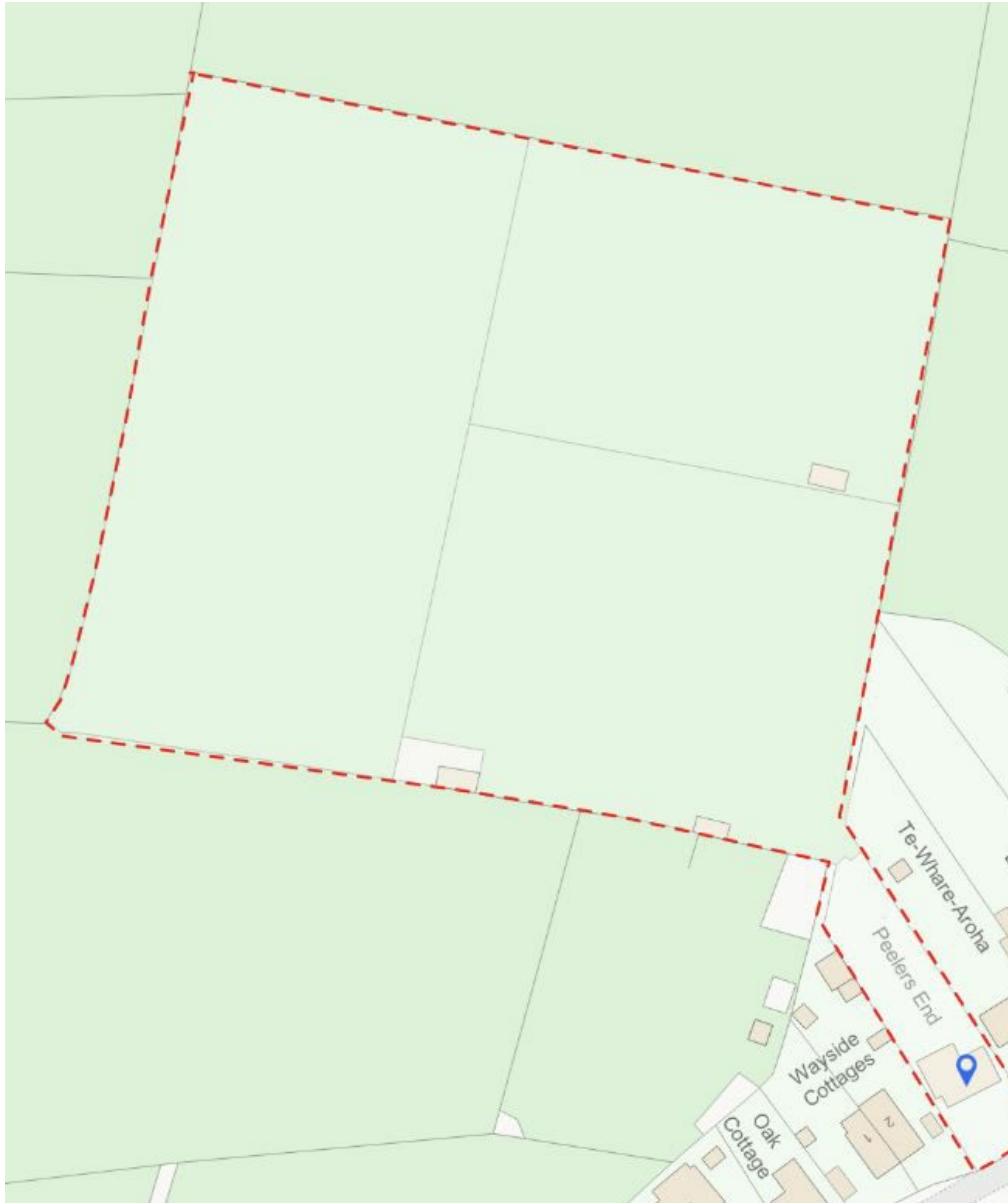
Outdoors, the premises leave a remarkable impression, boasting an expansive shingle parking area and surrounded by neatly trimmed hedges. The back garden serves as a charming retreat, complete with a spacious patio leading to a generous stretch of grass, flanked by well-maintained flower beds and trees. Enclosed by fencing and accompanied by a shed, it guarantees privacy. Furthermore, the rear of the garden seamlessly connects to a sprawling five-acre paddock field, providing a

serene setting for outdoor leisure activities and horseback riding.

Agents Note: The stables/stable block and shepherd's hut are not included in the sale.







This property epitomizes the perfect blend of comfort and tranquility.

Services

Energy Efficiency Rating: D Current 67 Potential 75

Council Tax Band: F

Mains drainage, water, gas and electricity

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. Continuing on driving through the village onto Pilley Street and take the next turning left onto May Lane. The entrance to the property will be found near the end of May Lane on the left hand side.

Important Notice

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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencersnewforest.com

www.spencersnewforest.com