



1 Elm View

Lucky Lane, Pilley, Lymington, SO41 5QS



SPENCERS





A characterful red-brick, semi-detached three-bedroom cottage that blends period charm with modern comfort, offering a warm and homely atmosphere centred around a cosy log-burning stove

The Property

Upon entering the property, you are welcomed into a warm and characterful home, with a wood-burning stove forming the focal point of the inviting living room. Windows overlook both the charming rear garden and the front of the house, creating a bright and airy feel. The generous living space flows seamlessly into the kitchen-dining area, which features doors opening onto the garden. The property beautifully balances period charm with modern convenience. The notably spacious kitchen serves as the hub of the home, fitted with contemporary cabinetry, a splash of colour on the walls, and a large island with seating—perfect for entertaining. Integrated appliances include full-height ovens, an induction hob, an extractor hood, and a dishwasher. Bi-fold doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living. A separate utility room provides additional practicality, plumbing and space for a washing machine and tumble dryer and a door to the garden. There is a ground-floor shower room—ideal for rinsing off after muddy country walks.

£825,000

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FLOOR PLAN

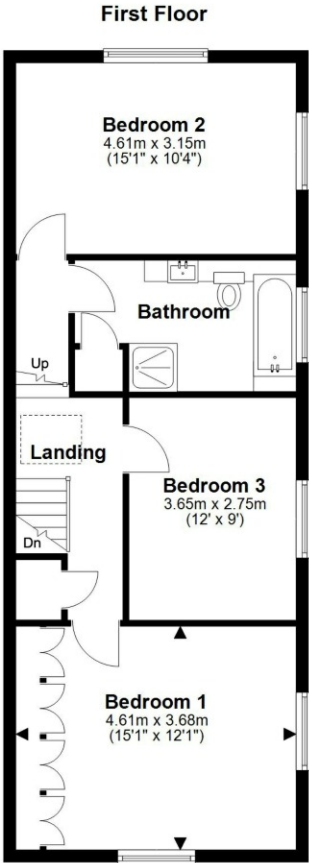


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



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The property boasts a sun-filled garden, a detached garaging complex, and convenient off-street parking.

The Property continued . . .

Stairs rise from the living room to the first-floor accommodation, where the principal bedroom sits at the front of the property and offers generous proportions. Two further double bedrooms enjoy attractive views over the rear garden. A modern family bathroom completes the accommodation.



Situation

Positioned in the heart 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 world 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.



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Situated along a quiet country lane in the charming forest village of Pilley, with picturesque woodland walks right on your doorstep.

Grounds & Gardens

The garden is private and secure, featuring several outbuildings, including a garage complex that accommodates a games room, shower, storage area, and office. In front of the garage, there is ample gated parking. Additionally, the garden includes a greenhouse, extra storage space, and a workshop. It provides an ideal setting to create your own slice of the good life.

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, across the cattle grid and take the first turning on the right hand side into Lucky Lane. The property can be found a short distance on the right hand side.



Additional Information

Tenure: Freehold

Council Tax - E

EPC - C Current: 70 Potential: 76

Property Construction: Brick faced elevations and slate roof

Utilities: Mains gas, electric, water and drainage. The water supply is not on a water meter.

Heating: Gas central heating

Broadband: FTTP - Fibre to the property directly. Ultrafast download broadband speeds of up to 1800 mbps available at this property (ofcom).

Conservation Area: Yes

Parking: Private driveway and street parking

Important Information

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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