



Peartrees

Church Lane, Pilley, Lymington, SO41 5QL



SPENCERS





A charming and beautifully presented three-bedroom mid-terrace country home, full of character and warmth, offering generous parking to the front and a long, sunny rear garden with mature hedging and delightful views over open paddocks.

The Property

This charming country home offers a warm welcome the moment you step through the front door. Doors on either side lead to two reception rooms, with the living room thoughtfully opened up to flow into a bright and airy dining area. This inviting space features a wood-burning stove and views over the front garden, creating a cosy yet spacious atmosphere. The property has been extended to include an open-plan kitchen/diner which enjoys double doors out to the rear garden and is fitted with traditional country-style units and a farmhouse sink with attractive views across the rear garden. A separate utility room provides additional storage and convenient access to the rear patio via a back door—complete with a cat flap, ready for your furry companion. The property benefits from a generous amount of fitted storage throughout, offering practical solutions for everyday living.

£700,000

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Lymington 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.

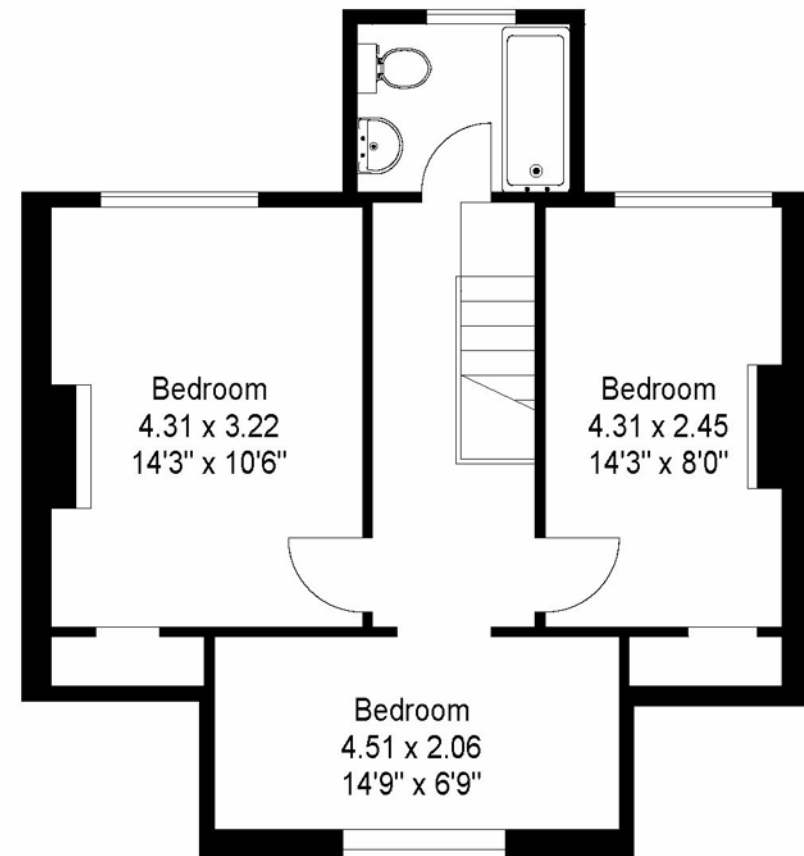
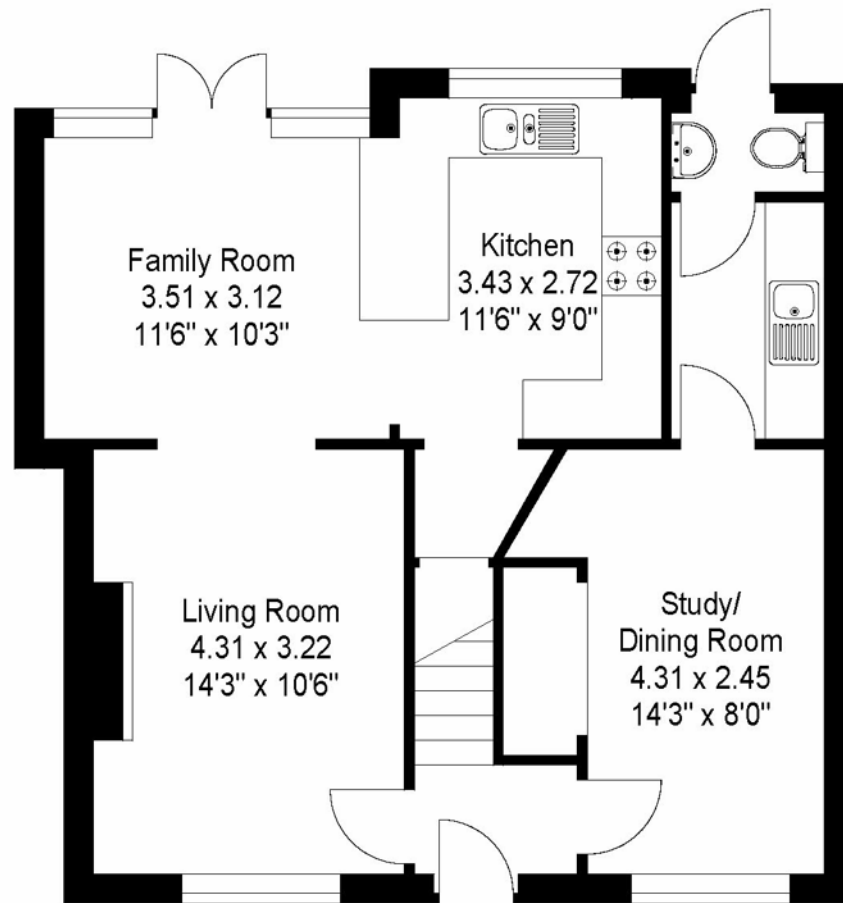
The Property continued . . .

Natural light fills the upper floor, creating a bright and airy atmosphere throughout. The main bedroom enjoys lovely views over the rear garden and features an attractive fireplace as a focal point, along with generous eaves storage for added practicality. Bedroom two is also a well-proportioned double, complete with built-in storage, while the third bedroom enjoys a front-facing aspect. All three bedrooms are served by a well-appointed and contemporary bathroom featuring a shower over the bath and a large window that offers delightful leafy views.

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 on this road for about 1.3 miles before turning right at the T-junction. Pass the Fleur de Lys pub on your right, before taking the next turning on the left into Church Lane. The property is found on the left hand side after approximately 200 yards.

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 104sq.m. or 1120sq.ft.

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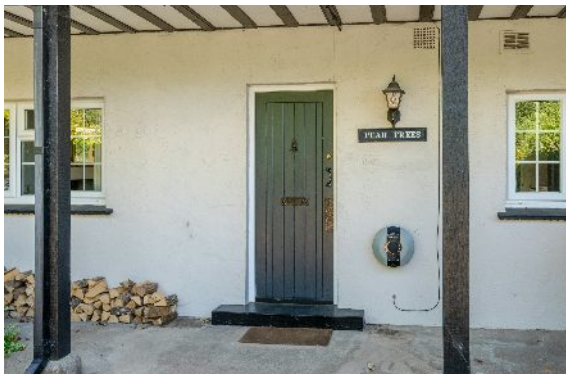
Grounds & Gardens

The property is approached via a shingle driveway lined with a row of pear trees, leading to the front door. A covered porch provides a peaceful spot to sit and unwind, as well as a practical space for storing firewood. To the rear, the garden is beautifully landscaped with an array of mature shrubs that offer both privacy and a connection to nature. The outlook over open paddocks creates a far-reaching, tranquil view. A generous patio area adjacent to the house is perfect for outdoor entertaining, while a large summerhouse at the end of the garden adds versatility as a potential home office, studio, or relaxation space.



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. 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.



Services

Tenure: Freehold

Council Tax - D

EPC: D Current: 68 Potential: 82

Property Construction: Standard construction

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

Heating: Gas central heating

Broadband: Ultrafast speeds of up to 1800 mbps is available at this property (ofcom)

Conservation Area: Forest South East

Electrical Vehicle (EV) Charging Point: Yes

Parking: Private driveway

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk