



Oak Cottage

May Lane, Pilley, Lymington, SO41 5QR

SPENCERS
NEW FOREST





This charming 4-bedroom detached cottage is situated on a peaceful no-through country lane in the heart of Pilley in the New Forest. The home features an open-plan living area, perfect for modern family life, and offers the convenience of off-road parking. The mature garden, with its far-reaching views over adjacent paddocks, provides a peaceful outdoor sanctuary.

The Property

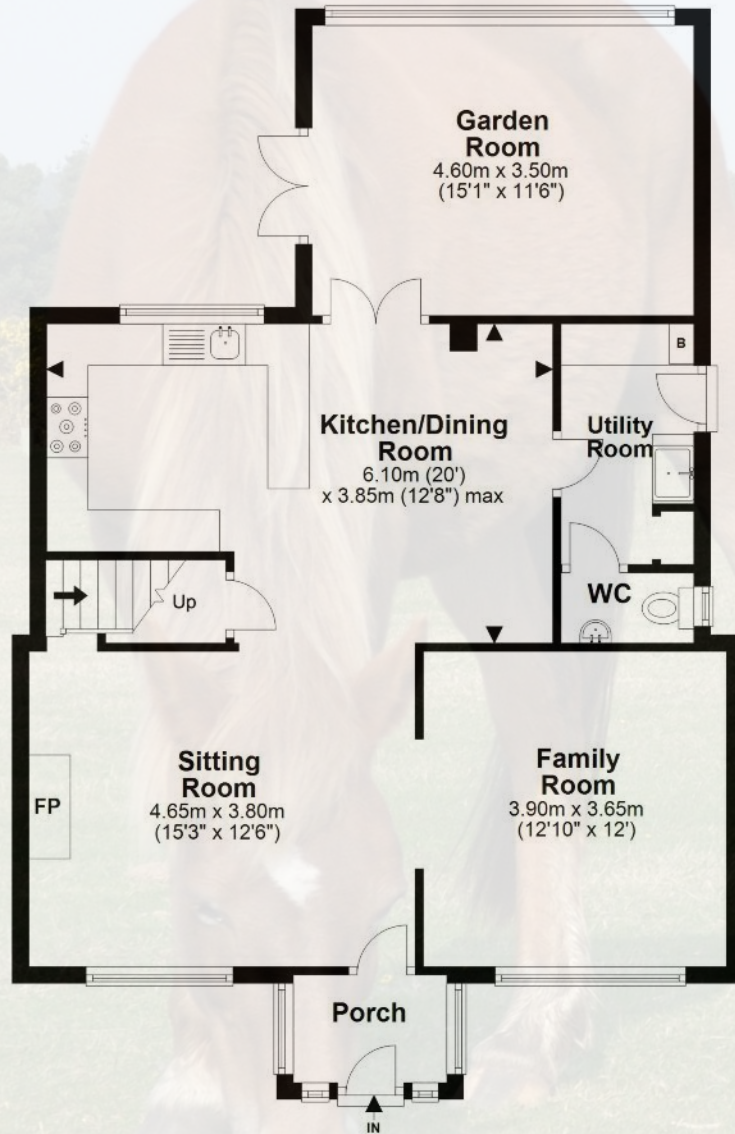
A charming stable door opens into the enclosed porch, featuring attractive tiled flooring, and leads into the bright and spacious sitting room. This inviting space boasts an electric fireplace and solid oak flooring. The room flows seamlessly into a separate family room through a wide archway, where you'll find a wall of bookshelves and windows overlooking the front garden. The open-plan design extends into the kitchen/dining area, which features ceramic tiled flooring. The kitchen is beautifully appointed with a Shaker-style design, complemented by solid oak countertops. Integrated appliances include a dishwasher, refrigerator, and an electric double oven with a hob and extractor hood. Glazed double doors open into the stunning garden room, offering picturesque views of the countryside beyond. Constructed with timber and exposed beams, this room is enhanced by French casement doors leading to the terrace and garden, a solid wooden floor, and a Clear View wood-burning stove with an exposed flue as the focal point.

£895,000



FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 127.2 sqm / 1370.0 sqft
Garden Room: 16.6 sqm / 178.4 sqft

**Total Approx Gross Area:
143.8 sqm / 1548.4 sqft**

First Floor

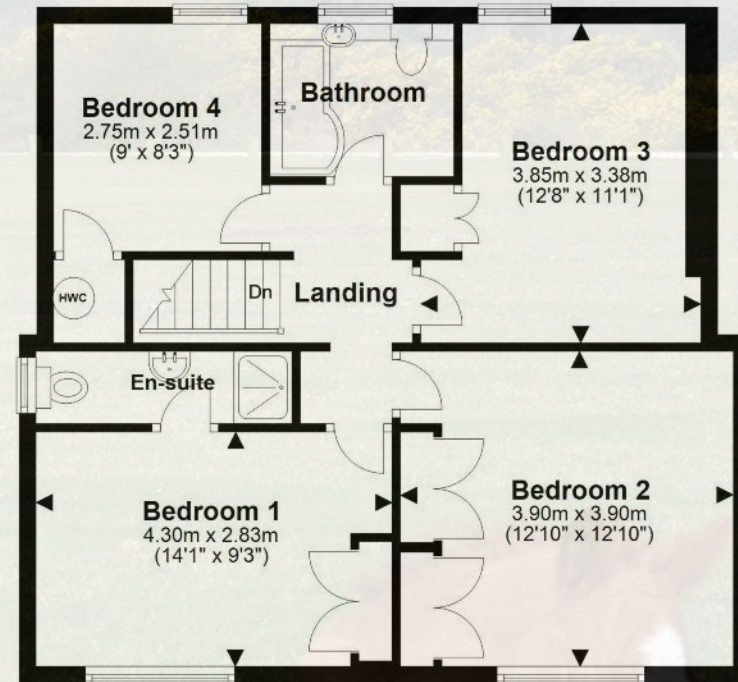


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



“

Ideally located just a few yards from the open forest and a short drive from Lymington, this property offers the perfect blend of countryside living and easy access to nearby amenities.

The Property Continued...

The utility room is well-equipped with a Belfast sink, ample storage cupboards, and space for a washing machine, tumble dryer, and freezer. It also houses the wall-mounted gas-fired Worcester Bosch boiler and provides coat-hanging space. The cloakroom includes a low-level W.C. and a wash hand basin with additional storage. Ascending from the sitting room, the staircase leads to the first floor, where the master bedroom offers ample built-in wardrobes and an en suite shower room, complete with underfloor heating, a wash hand basin, low-level W.C., and a fully tiled shower cubicle. Bedrooms two and three also feature built-in cupboards, while bedroom four enjoys lovely garden views and is currently used as a study with a fitted desk and shelves. The family bathroom is fitted with a white suite, including a curved shower bath with a glass screen, a wash hand basin with storage, and a low-level W.C., all complemented by ceramic tiled flooring with underfloor heating.





Grounds & Gardens

The property is approached via double timber gates to a gravelled area and off street parking. There is a separate pedestrian gate leading to a brick pathway and to the front door. The gardens lay mainly to the rear of the property where there are distinct areas of terracing either side of the conservatory. Down one side of the garden is mature hedging, the other side has an assortment of shrubs. The rear boundary with its attractive weaved willow fencing gives a pleasing outlook over the paddocks and countryside beyond.

The Situation

The cottage lies in the centre of the popular forest village of Pilley with easy access to the village shop, post office and local Fleur De Lys Public House. Miles of open forest are on the doorstep and the Georgian market town of Lymington, with its river, marinas and yacht clubs, is situated approximately 3 miles south along with the attractive unspoilt coastline fronting The Solent. The manorial village of Beaulieu and its associated pretty hamlet of Bucklers Hard are situated on the Beaulieu River about 5 miles to the north east across the open forest.



Directions

Proceed North out of Lymington on the A337. Pass under the railway line and across the roundabout taking the first turning on the right (almost immediately) into Boldre Lane. At the end of Boldre Lane, turn right and proceed over the bridge following the lane along the valley and up the hill. Pass the Fleur de Lys Public House and across the cattle grid. Take the first turning on the left into May Lane, where the property can be found on the left hand side.



Services

Tenure: Freehold

Council Tax - E

EPC - D Current: 64 Potential: 80

Property Construction: Brick with slate roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: Ultrafast broadband with speeds of up to 1000 mbps is available at this property (ofcom)

Mobile signal / coverage: No known issues, please contact your provider for further clarity

Tree Preservation Order (TPO) affecting the property: No

Conservation Area: Yes, Forest South East

Flood Risk: No risk

Parking: Private driveway, street parking

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk