



OAK COTTAGE • LYMINGTON ROAD • EAST END • LYMINGTON • SO41 5SY

£1,550,000

Set in gardens and grounds of 0.7 acre, this beautifully cared for four bedroom thatched cottage, dating back in parts to 1620, has an abundance of character features including beams and wooden features originally from ships at nearby Bucklers Hard. There is a detached double garage and various outbuildings and this substantial charming home enjoys vistas over neighbouring fields and farmland.

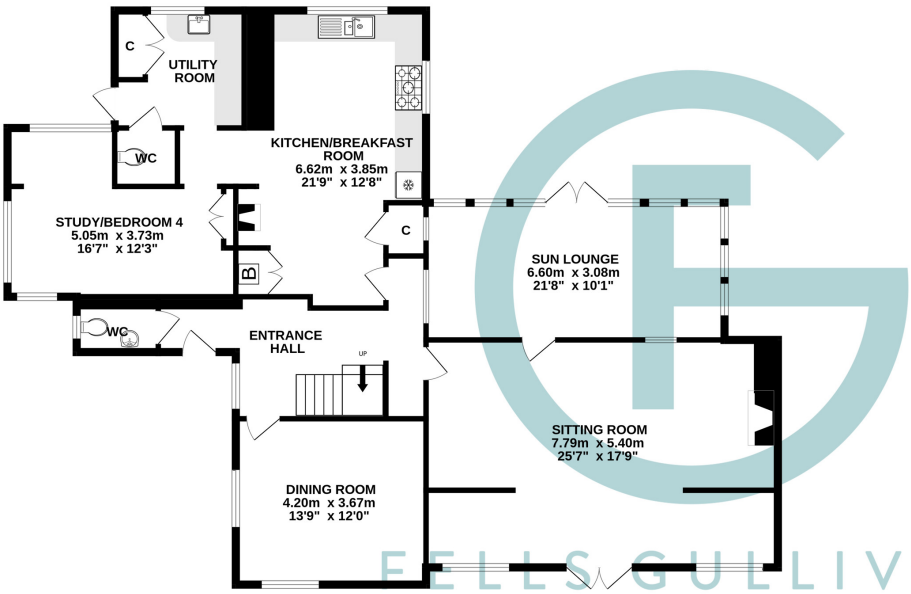


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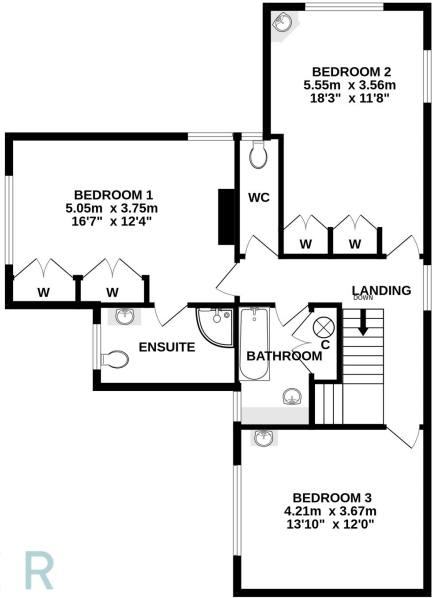
PROPERTY EXPERTS

Est. 1988

GROUND FLOOR
138.9 sq.m. (1495 sq.ft.) approx.



1ST FLOOR
76.8 sq.m. (826 sq.ft.) approx.



OAK COTTAGE
TOTAL FLOOR AREA: 215.7 sq.m. (2321 sq.ft.) approx.
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Property Specification

- Substantial sitting room with large open fireplace, double height vaulted ceiling with beams
- Sun lounge enjoying views over the garden
- Farmhouse style kitchen with range cooker

- Utility room with two additional ground floor cloakrooms
- Dual aspect dining room
- Three first floor bedrooms, master with en-suite shower room and additional ground floor bedroom/Study

- Gardens and grounds of 0.7 acres with outbuildings including summerhouse, gazebo, greenhouse, wood shed and fruitcase
- Double garage with adjoining mower shed
- Driveway parking for multiple vehicles

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Description

This beautiful thatched cottage is located in the peaceful New Forest Hamlet of East End, enjoying views over neighbouring farmland and fields. This delightful property dates back in parts to the 1620's, with the property having been extended in the early 1900's. The property is set in 0.7 acres of well maintained and established grounds and gardens, with various outbuildings including a double garage, and the cottage benefits from an array of original features and well proportioned accommodation.

Original oak front door leading into the entrance hall with quarry tiled floor and staircase leading to the first floor. Cloakroom with W.C. Door from hallway opening into the beautiful light filled, double height room in the original cob part of the cottage, featuring original beams, a high level window, a large open fireplace and French doors leading out to the garden. Following on is the bespoke oak framed conservatory, easily blending with the older parts of the cottage, with views over the garden and French doors to outside. The dining room is a lovely double aspect room which could also utilised as a further bedroom if needed. The kitchen/breakfast room has a lovely open aspect over farmland and is fitted with a comprehensive range of floor and wall mounted cupboard and drawer units with space for appliances and includes an electric and propane range cooker. There is ample space for dining table and chairs, a brick fireplace with a propane gas stove and a larder cupboard with marble cold shelf. Doorway leads into the study/bedroom four, featuring old ship's beams from Bucklers Hard, with triple aspect windows and a built in gun cabinet. The utility room is fitted with a further range of kitchen cabinets, space for appliances, a built in store cupboard and a water softener, with a door to outside and a door to a further W.C.

Off the first floor landing there are three large double bedrooms, each benefitting from beautiful views over the surrounding fields. The dual aspect master bedroom

has built-in wardrobes and an en-suite shower room. Bedroom two has built in wardrobes, sink unit dual aspect windows. Double bedroom three has a window and sink unit. Family bathroom with jacuzzi bath with mixer tap and mixer shower over, wash hand basin with mixer tap, heated towel rail, part tiled walls and window. Further separate WC.

The property is approached over a cattle grid and separate gated vehicle access opens onto the extensive driveway parking area. The detached double garage has an electric door and is fitted with a heavy duty power supply. There is adjoining mower shed. To one side of the driveway there is an area of garden with a greenhouse and wood shed.

The beautiful gardens and grounds extend to either side of the cottage and beyond, with the main area of garden being laid to extensive lawn with trees, bounded by hedging which could be separated into a small paddock. There is a summerhouse, gazebo and fruit cage. There is a gate at the very end of the garden providing additional vehicular access which would enable the storage of a boat or caravan etc. There are two working wells within the garden, one with an electric pump, private drainage and oil fired heating. The thatch and part of the tiled roof was replaced three years ago.

The property has an idyllic location within the hamlet of East End surrounded by open farmland and countryside, yet only a mile to the Solent Shoreline. The property has stunning New Forest scenery on its doorstep with free roaming ponies, donkeys and cattle. The popular East End Arms Public House is also just a few minutes level walk away, owned by John Ilsley of the popular band, Dire Straits, which offers superb food and drinks. The Georgian marine town of Lymington is just 4 miles away with a wide array of independent shops, cafes, local restaurants and marinas.









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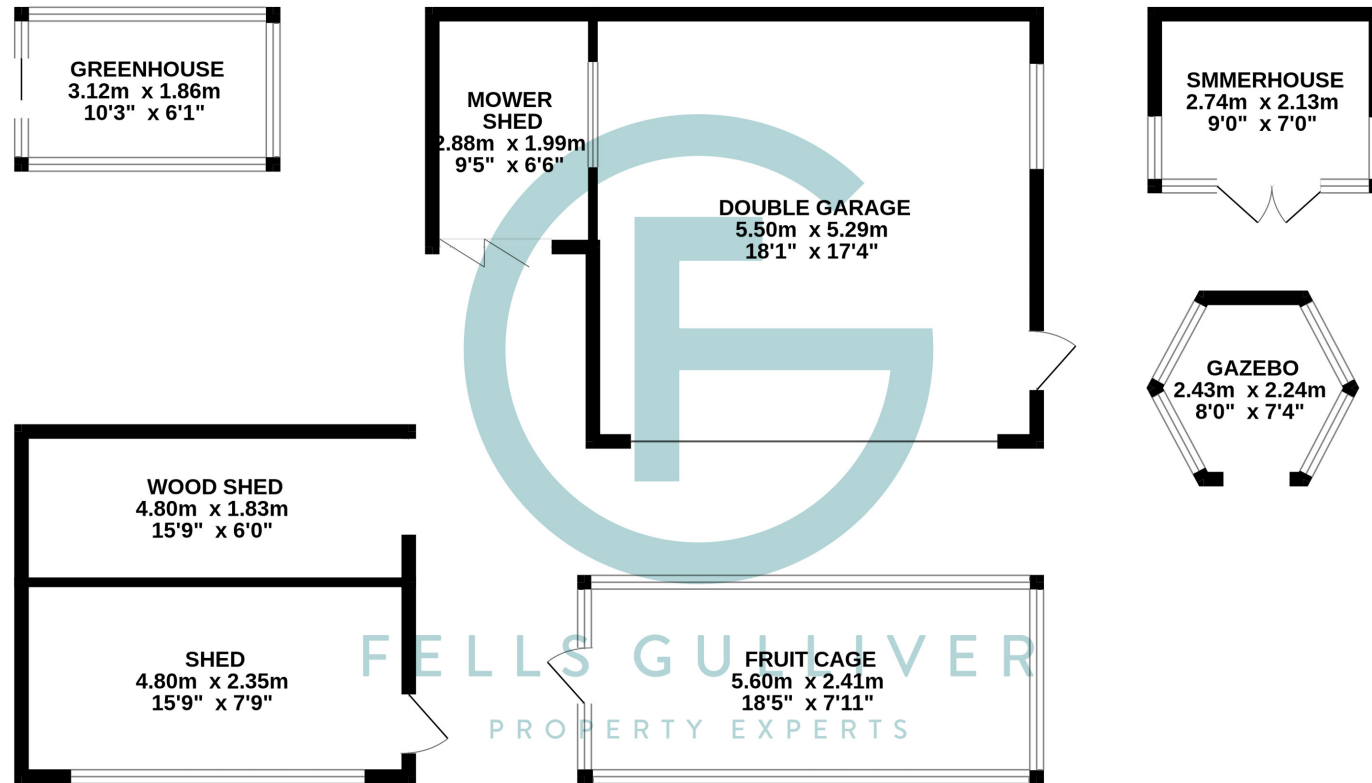
FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

OAK COTTAGE OUTBUILDINGS

84.5 sq.m. (910 sq.ft.) approx.



TOTAL FLOOR AREA : 84.5 sq.m. (910 sq.ft.) approx.

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