



**Oak Cottage** *Shirley Holms, SO41 8NL*

**SPENCERS**  
NEW FOREST





*An excellent four bedroom detached New Forest cottage offered to the market with no onward chain. Offering flexible and versatile living accommodation and offering over 2000 sq ft this would make for an ideal family home or holiday home located in the enviable location of Shirley Homes with direct forest access.*

### The Property

Accessed via an entrance lobby with door to the cloakroom, steps lead down into the kitchen which has a range of fitted units with an adjoining utility room accessed at the end of the kitchen. A good sized dining room leads off the kitchen and benefits from a feature fireplace and a door out onto the rear garden.

Two further reception rooms sit either side of the dining room. The main reception room measures over 26ft in length and also boasts a feature fireplace with triple aspect windows giving you aspects over the garden and forest. A separate family room is situated up a short flight of stairs with a central fireplace.

Stairs from the dining room lead up to a "T" Shaped landing with a large master bedroom and a three piece ensuite located on the west wing. The master bedroom comprises a fireplace, built in storage and double aspect windows. Two further double bedrooms, also with fireplaces, and a large single bedroom with corner windows are located on the east wing with a further three piece family bathroom.



**£1,400,000**

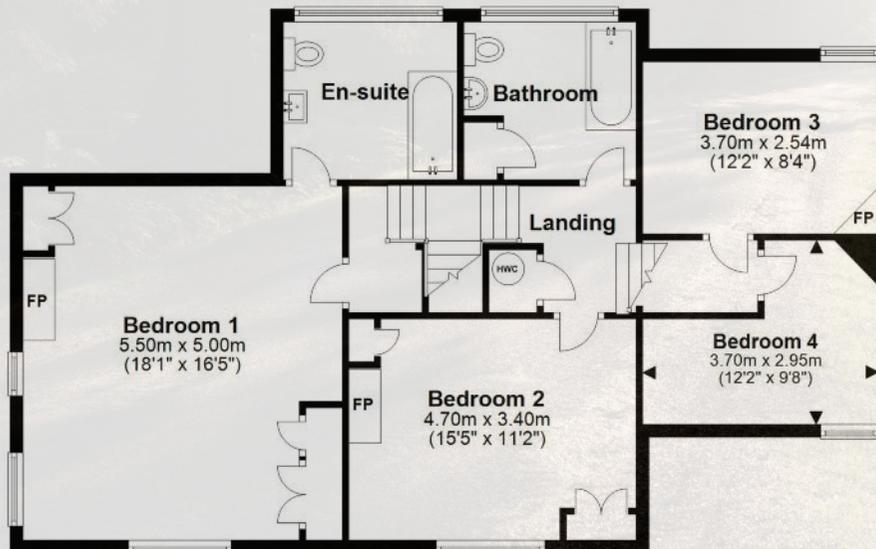


# FLOOR PLAN

## Ground Floor



## First Floor



### Approx Gross Internal Areas

House: 186.7 sqm / 2009.6 sqft  
Garage: 28.5 sqm / 306.8 sqft

**Total Approx Gross Area:  
215.2 sqm / 2316.4 sqft**





## Grounds and Gardens

The property is located at the end of a forest track with off street parking at the front and access to a detached garage, large hedgerows define the front boundary. A white picket fence and gate separates the garage and main house giving access to the rear garden which measures approximately 100ft in length.

The rear garden is predominantly laid to lawn and is bordered by hedging and fencing to either side. NB: The rear boundary has not been clearly defined but is denoted on the land map.

There is direct forest access from your front door making this the most enviable of positions and giving you fantastic walks and ride out opportunity immediately from the house.

## Directions

From our office in Brockenhurst turn left and then take the first right hand turn into Sway Road and follow this until the T junction. Turn right and follow the B3055 towards Sway, turning left into Pitmore Lane after some distance. Continue down Pitmore lane until you can take the first turning left into Shirley Holms, as you continue down Shirley Holms, just before the rail bridge take the first turning on the right down a gravel track until the end and the road forks to the right.

## Services

Energy Performance Rating: E Current: 44 Potential: 73

Council Tax Band: G

Tenure: Freehold

Oil fired central heating

Private drainage



## The Situation

Oak Cottage is situated out on the open forest in an area referred to as Shirley Holms, the property being situated approximately 2 miles north of the Georgian market town of Lymington renowned for its river, marinas and yacht clubs.

The neighbouring forest villages of Sway (about 1.5 miles west) and Brockenhurst (about 2.5 miles north) both have useful mainline rail connections to London/Waterloo (journey time about 90 minutes). Lymington, Brockenhurst and Sway provide a comprehensive range of shopping, leisure and educational facilities.

## Points Of Interest

Isle of Wight Ferry	3.0 miles
Sway Station	2.0 miles
The Pig	4.0 miles
Walhampton Private school	3.3 miles
Brockenhurst Train Station	3.1 miles
Brockenhurst College	3.4 miles

## 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 for 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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