



Coombe Cottage

Pinkney Lane, Bank, SO43 7FD

SPENCERS
NEW FOREST





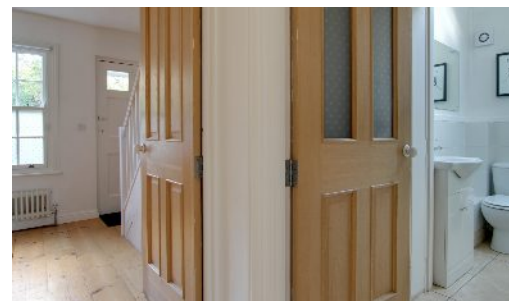
A stunning detached three/four bedroom forest cottage having benefited from an extensive program of renovation to high specifications in recent years by the current vendors and now available in excellent order throughout with no onward chain. The property offers elegant proportions with light and airy accommodation in excess of 1800 sqft and arranged across three floors with traditional elevations set under a Welsh slate tiled roof.

The Property

The property benefits from many quality fitments including beautiful reclaimed Georgian wide floorboards, conservation grade timber sash windows to the front elevations with bespoke Crittal galvanised steel windows and French doors to the rear elevations and Victorian cast iron style radiators in keeping with the character.

Set along a quiet country lane in this sought after hamlet within moments of the open forest and walking distance of the highly regarded Oak Inn, the property is accessed via a picket fence gate into the front garden.

The main entrance is set under a covered storm porch which leads into a welcoming hallway with stairs leading up to the first and second floor accommodation. This in turn leads through into a generous 22' Sitting Room with large Crittal French doors leading out to the rear garden, bespoke cabinetry offers extensive shelving and storage, and a feature Stovax Woodburner is inset into the wall.



£1,095,000



Floor Plan

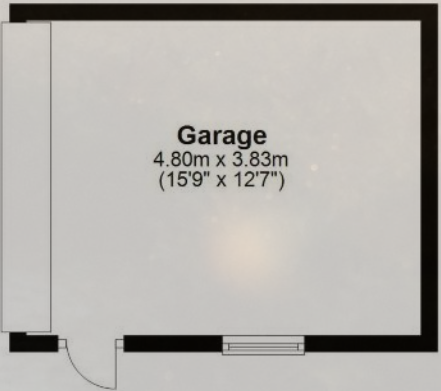
Approx Gross Internal Areas

Ground Floor:
90.5 sqm / 974.0 sqft

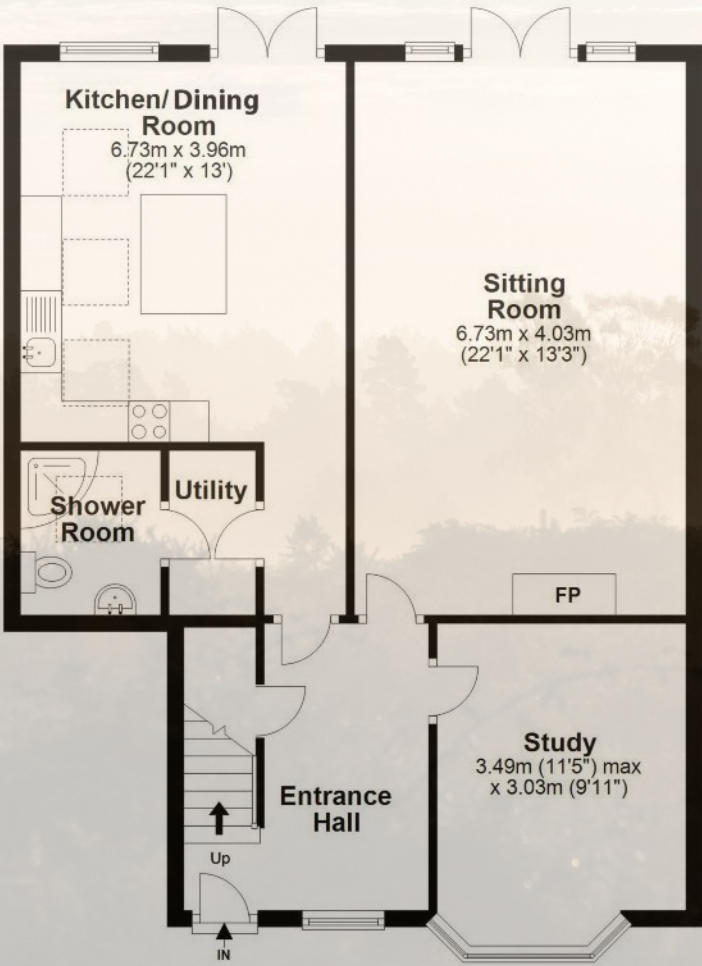
First Floor:
49.6 sqm / 534.0 sqft

Second Floor:
31.5 sqm / 340.0 sqft

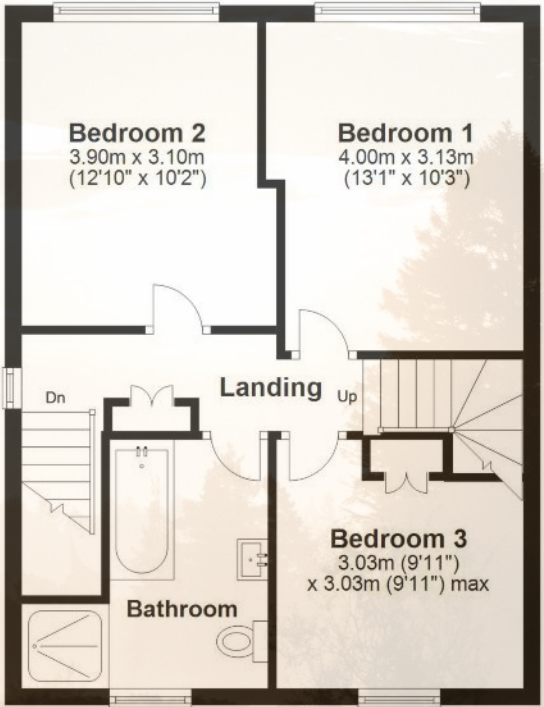
Total Approx Gross Area:
171.6 sqm / 1874.0 sqft



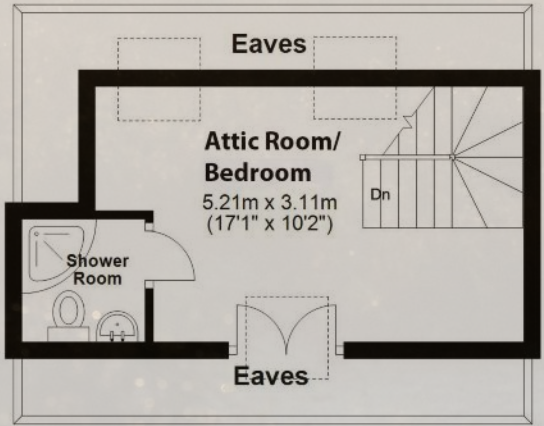
Ground Floor



First Floor



Second Floor





The Property Continued...

The extended kitchen/dining room is set to the rear of the property with partly vaulted ceilings with Velux windows providing lots of natural lighting. Crittal windows provide open south facing aspects across the rear garden with coordinating French doors. Featuring a range of wooden units with coordinating quartz stone worksurfaces with an inset range cooker and extractor over, central kitchen island and space for further appliances. A real feature of the room is a large bespoke fitted solid pine cabinetry providing a range of cupboards, wine storage, spice drawers and ornamental panelled shelving.

A utility room leads off the kitchen and into a ground floor shower room which completes the ground floor.

The first floor landing leads to three light and charming bedrooms with stripped floorboards. The two rear bedrooms enjoy elevated open aspects across the garden. The family bathroom incorporates a modern white suite with tongue and groove panelling, a large walk in shower, Villeroy and Boch double ended bath, WC and vanity sink unit.

A staircase provides access to the second floor which opens into a large attic room which is currently used as a fourth bedroom with an en suite wet room. Large Velux windows inset into the vaulted roofline, provide lots of light.

Agents Note

Planning permission has been granted for a replacement larger barn style garage. We also understand that the property benefits from Forest Rights of Common of Pasture and Mast. Local children in Bank have also previously benefited from free school transport.





Property Specifications

- Timber Windows Fitted in August 2021 by Timber Windows of Winchester with a 30 year guarantee
- Galvanised Steel Crittal Windows installed and supplied by Lightfoot Windows (Kent) with a 60 year life expectancy
- Loft Conversion, family bathroom and sitting room cabinetry undertaken by Dreamcatcher
- Roof re-tiled in Welsh slate by Whitehorn Roofing in December 2014
- Reclaimed Victorian Floorboards sourced and fitted by The Original Old Pine Flooring Company in 2015
- Remote controlled Ceiling Fans by Faro Barcelona fitted to two bedrooms in 2019
- Cattlegrid fitted by New Forest Metalwork, Ringwood
- Fencing, Groundwork and landscaping by TL Fencing and Gates
- Ready Hedging Supplied by Haven Gardens

Grounds & Gardens

The front garden is enclosed with a picket fence and predominantly laid to lawn with side access to the oil tank to one side and a path leading to the rear garden on the far side.

The pretty low maintenance rear garden is enclosed with an array of privet hedging and features five 50 year old ornamental olive trees.

A detached garage is set at the rear of the garden with access off Pinkney Lane across a cattlegrid leading to off street parking for a couple of cars.



Location

This pretty country cottage is set in the idyllic and highly sought after hamlet of Bank which has a popular local pub and a friendly community. Bank is 1.5 miles south west of the village of Lyndhurst, the renowned as the capital of the New Forest. Situated on the open forest, the hamlet boasts a number of attractive dwellings, both large and small, many affording fine open views over the surrounding farmland and forest.

The highly regarded Oak Inn pub is a short walk away and the nearby village of Brockenhurst (approximately 5 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes).

The Georgian market town of Lymington, renowned for its Saturday "Charter Market", river, marinas and yacht clubs is situated approximately 9 miles to the south. The M27 (4 miles) to the north of the hamlet provides easy access across the forest to serve Bournemouth, Southampton and the M3 motorway network to London.

Services

Oil Fired Central Heating with 2000L tank

Mains electricity, water and drainage

Tenure: Freehold

Energy Performance Rating: E Current: 54 Potential: 92

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



For more information or to arrange a viewing please contact us:
56 Brookley Road, Brockenhurst, SO42 7RA
T: 01590 622551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com