

Apple Tree Cottage

Warborne Lane, Portmore, Lymington, SO41 5RJ

SPENCERS



APPLE TREE COTTAGE

PORTMORE • LYMINGTON

Spencers of the New Forest are delighted to offer a beautifully styled four bedroom, 3 bathroom family home offering delightful living accommodation of some 1800sq. ft constructed in 2011 and set in a delightful south facing plot extending to approximately 0.57 acres. The house has been finished to a high specification including very high levels of insulation, MVHR system, wooden sash windows, bespoke hand-made glass door handles, handmade oak kitchen and under floor heating. In addition, the loft has been constructed to provide additional habitable space and has utilities connected ready for conversion, subject to the necessary planning consents.

Ground Floor

Sitting Room • Study/Snug • Dining Area • Kitchen • Sun Room • Utility

First Floor

Bedroom one with walk in wardrobe and en suite shower room • Further three bedrooms one with an en suite • Family Bathroom

Outside

Double Garage • Shed • Garden Office

£1,450,000

4 4 3













The Property

An attractive wooden glazed porch leads to the front door and into the reception hallway, having painted period timber wall panelling which extends to the formal reception areas, with oak floors with under floor heating throughout the ground floor. Double doors lead to the magnificent and spacious open plan kitchen/dining/living area. The area incorporates the stunning orangery with large glazed roof lantern and two sets of glazed french doors to both the enclosed entertaining courtyard and south facing gardens. The hand-made kitchen offers a comprehensive range of oak and painted storage units with Granite work tops, a range of integrated appliances and a central solid oak island with oak worktop. A particular feature is the break fronted larder flanked either side by a full height fridge and full height freezer. There is a Villeroy & Boch double butler sink, a 'Range Master Elise' dual fuel double oven with gas hob and attractive canopy above with hand-painted glass splash backs. A further set of glazed French doors lead to the attractive terrace and the garden. The dining area has a beautiful handmade oak dresser to one end and a rear aspect sash window. A utility room is accessed from the kitchen having space for washing machine and tumble dryer plus a large under stairs cupboard and glazed door to courtyard. From the reception hallway doors lead to the sitting room with log burner and oak mantle, with fitted painted wooden cupboards and book shelves either side of the fire place. The study features a front aspect window and fitted painted wood bookshelves to one wall. A downstairs cloakroom completes the ground floor accomodation.

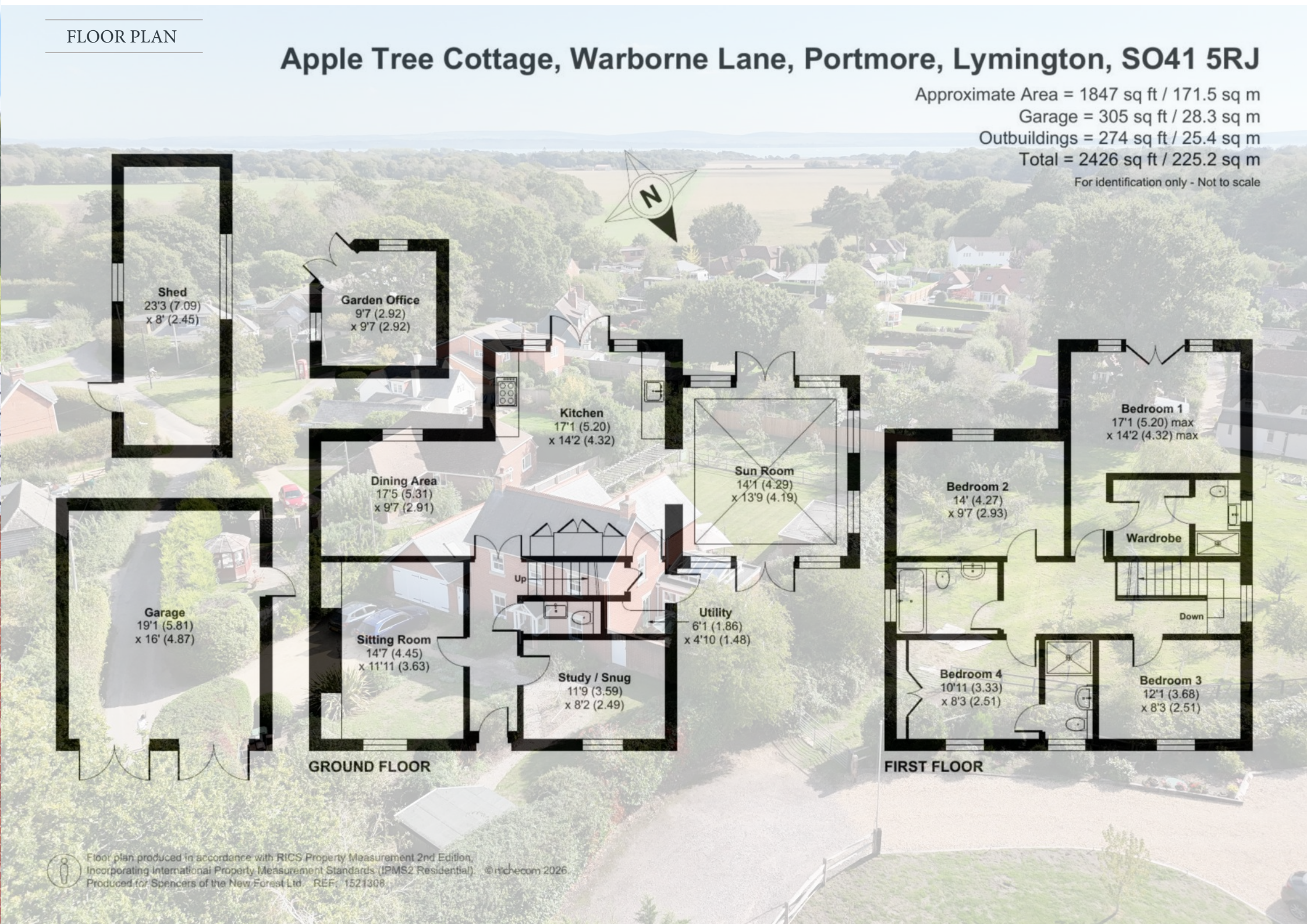
Stairs lead to the first floor with a part galleried landing and large loft hatch. Oak doors lead to all rooms. The principal bedroom suite enjoys glazed double doors and side sash windows leading to a Juliet balcony with pleasant views to the southern aspect. A door leads through to walk-in wardrobe and to the en-suite shower room, with stone worktops, W.C. and wash hand basin and front aspect window. The guest bedroom enjoys an en-suite shower room with stone worktops, W.C., wash hand basin and large sash window to front aspect. The family bathroom with stone worktops, double ended bath having a central mixer tap with shower attachment, W.C., wash hand basin and ladder style radiator.



FLOOR PLAN

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Approximate Area = 1847 sq ft / 171.5 sq m
Garage = 305 sq ft / 28.3 sq m
Outbuildings = 274 sq ft / 25.4 sq m
Total = 2426 sq ft / 225.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1521308





The Situation

The hamlet of Portmore is situated in the New Forest within easy reach of the Solent and only approximately 1 ½ miles from the Georgian market town of Lymington which benefits from it's town quay, yachting marinas, a wide range of shops and boutiques as well as a Saturday market. The area also enjoys beaches, golf clubs and the New Forest National Park. The town offers an excellent range of schooling, both state (catchment schools are Ofsted Outstanding), and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 5 miles to the north) that in turn has a mainline railway station connecting to London Waterloo (approximately 90 minutes).

Directions

From Lymington High Street proceed to the bottom of the hill following the road around to the left into Gosport Street. At the first mini roundabout bear right into Bridge Road proceeding out over the railway and line and river, following the road around to the left and up the hill, passing Hordle Walhampton School on your right. Shortly after proceeding out of the woods, bear left into Warborne Lane whereupon the property can be found on the left hand side.







Grounds & Gardens

The property benefits from ample off-road parking, with an attractive Indian sandstone pathway to the front door which leads on to the large side courtyard. The property has a south-facing rear garden which has been professionally designed and landscaped, with large Indian sandstone and cedar decked areas, Indian sandstone circles, a chrome water feature, a pergola walk with climbing roses and wisteria, and both formal and informal lawned areas. Fruit trees include apple, while the boundaries are defined by mixed fencing.

There is also a vegetable garden with raised beds behind the large detached double garage. A substantial 23 ft shed provides excellent storage and could also be adapted to create a sizeable home office, gym or studio. To the front of the house is an insulated small home office with both power and light.









Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college

Services

Energy Performance Rating: C Current: 78 Potential: 81
Council Tax: Band F
Tenure: Freehold

Property Construction: Traditional Brick & Block

Utilities: Mains electricity, water. Private drainage, the property drains to a septic tank, which it has sole use of this is located within the boundary of the property.

Heating: Gas central heating

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with download speeds of up to 1000Mbps achievable at this property (Ofcom).

Mobile Signal: Cellular coverage is weak in the area

Parking: Private driveway

Restriction on Permitted Development: Yes

Easements: Yes- Drainage ditch at the bottom of back garden drains through to the neighbours drainage system

Important Notice

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 fitments, 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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