

Cedar Cottage

Pilley, Lymington, SO41 5RA

SPENCERS



Nearby Pilley Green





A rare opportunity to secure a stunning forest residence with with South facing panoramic views of the surrounding New Forest. This beautiful home offers spacious accommodation with three double bedrooms, an impressive kitchen/family room and large sitting room.

The Property

A generously proportioned semi rural bungalow offering exciting scope for extension and enlargement (subject to the necessary planning), set on a substantial plot with a south-facing rear garden, outbuildings and extensive surrounding grounds.

The spacious accommodation comprises a welcoming entrance hall and a naturally bright, dual-aspect open-plan kitchen/family room, fitted with a range of cupboard units, space for appliances and ample work surfaces. This generous room has double sliding doors which open directly onto the south-facing garden, creating an ideal space for alfresco dining. An elegant dual-aspect sitting room, with a bay window to the front, offers the flexibility for a potential fourth bedroom.

£750,000

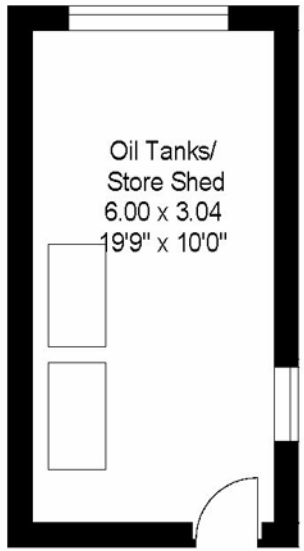
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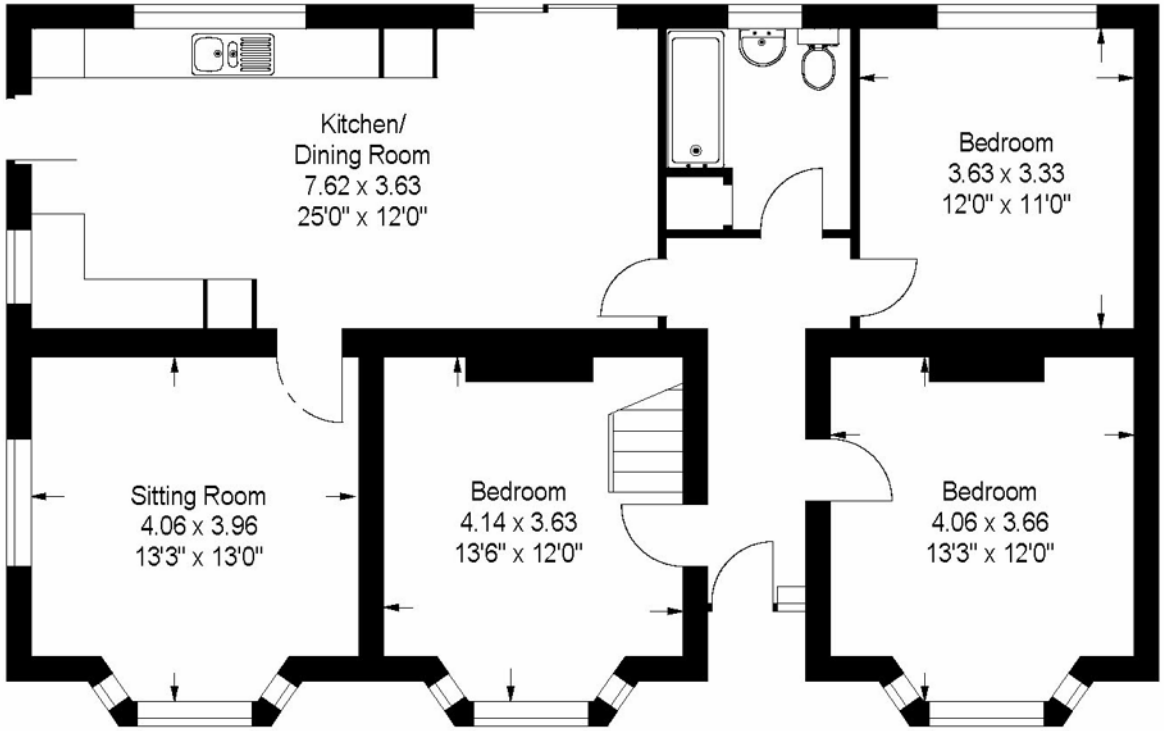
Approximate
Gross Internal Floor Area
Cottage: 105sq.m. or 1130sq.ft.
Garage: 32sq.m. or 345sq.ft.
Store:18sq.m. or 194sq.ft.
Total: 155sq.m. or 1669sq.ft.

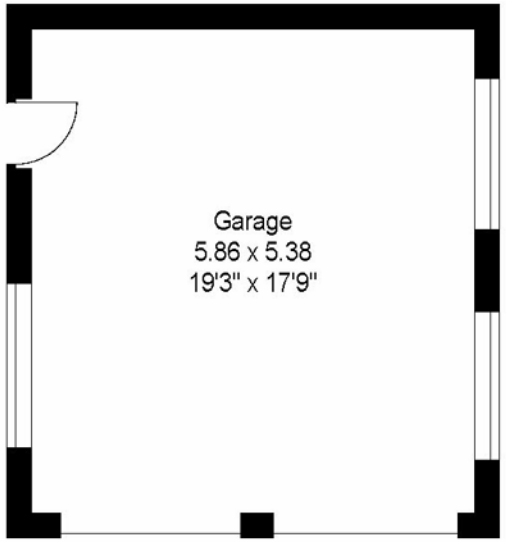
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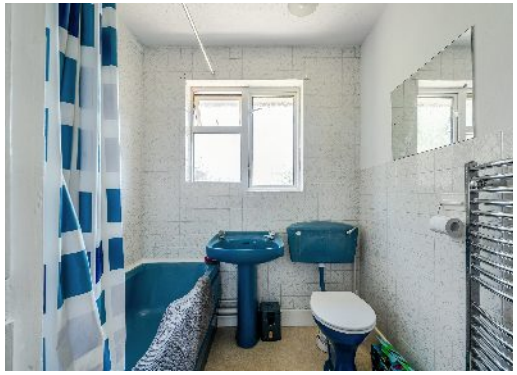














The home occupies a large plot with a double garage, ample parking and various outbuildings in the sought after village of Pilley.

The Property continued . . .

Three further double bedrooms—two over looking the front and one overlooking the rear garden—are served by an independent family bathroom. Stairs rise to a generous loft space with Velux-style windows which, subject to the required planning permission, offers excellent potential for conversion.

Directions

From the office head to the bottom of the high street and bear left into Gosport Street. Take the B3054 across the Lymington River following the signs to Walhampton and Beaulieu. Proceed up Walhampton Hill to Portmore and onto the open Forest. At the Norleywood crossroads turn left Into Bull Hill and after a short distance the property will be found on the left hand side.





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

Grounds & Gardens

Outside there is a cattle grid from the road, which leads to the double garages and outbuildings. The front and rear gardens are predominantly laid to lawn, bordered by well-stocked flower beds and interspersed with a mature mix of trees and hedging, providing a high degree of privacy. The rear garden is particuarly attractive being South facing with far reaching views across paddock land.

Situation

Superbly situated directly adjoining the open forest, where horses, donkeys and cattle have freedom to roam throughout this popular hamlet. Pilley is an extremely attractive and sought after village in the New Forest National Park, being equal distance between the nearby Georgian market town of Lymington which is famous for its internationally renowned sailing facilities and two deep water marinas and Brockenhurst, which offers an excellent local community of independent shops and restaurants, together with a mainline railway station which has a half hourly service to London Waterloo (approx. 90 minutes).





Additional Information

Tenure: Freehold

Council Tax: Band F

EPC: E Current: 50 Potential: 77

Property Construction: Traditional brick & block

Utilities: Mains electricity & water. Private drainage by septic tank which is located within the boundary of the property and the property has sole use of.

Heating: Oil-fired heating

Broadband: Ultrafast broadband achievable with download speeds of up to 1800Mbps (Ofcom)

Parking: Garage & private driveway

Easements: The gravel track leading to the neighbouring farm forms part of the property, with the neighbouring farm benefiting from a right of way over it.

Agents Note: We believe the garage roof and downpipe may be fabricated from asbestos.

Important Information

Spencers 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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