



6 Burnt House Lane  
Pilley

£1,600 PCM

A delightful and well presented three bedroom semi-detached house located in the village of Pilley within minutes of post office and primary school and within easy reach of both Lymington and Brockenhurst. The property benefits from ample parking and garden. Holding Deposit: £369 Security Deposit: £1846 Council Tax Band: D





- Great Location • Ample Parking • Garden • Downstairs Bathroom • Close to Post Office • Easy Reach of Lymington and Brockenhurst • Well Presented

Inside, a welcoming lobby leads to a versatile reception hall/study area, setting the tone for a spacious and practical layout. The lounge/diner enjoys a dual aspect, featuring a fire surround with an inset electric wood burner, complemented by built-in storage.

The modern kitchen boasts sleek matching units, wooden worktops, an inset sink with mixer tap, hob, extractor, and oven. There's space and plumbing for a washing machine, plus additional fitted storage and worktop space.

Downstairs, the bathroom is fully tiled and fitted with a contemporary white suite, including a 'P' shaped bath with shower above, vanity sink unit, and a low-level WC with push-button flush

Upstairs, the master double bedroom benefits from a built-in cupboard housing the boiler, accompanied by two bedrooms- one is a single and a double.

Outside, the private garden features a mix of lawn, decorative shingle, and patio areas, perfect for relaxing or entertaining. A five-bar gate opens onto a shingle driveway, providing off-road parking for multiple vehicles.

#### ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £1,846 Available From: 2nd June 2025



Floor Plan

Approx Gross Internal Area  
77.7 sqm / 835.8 sqft

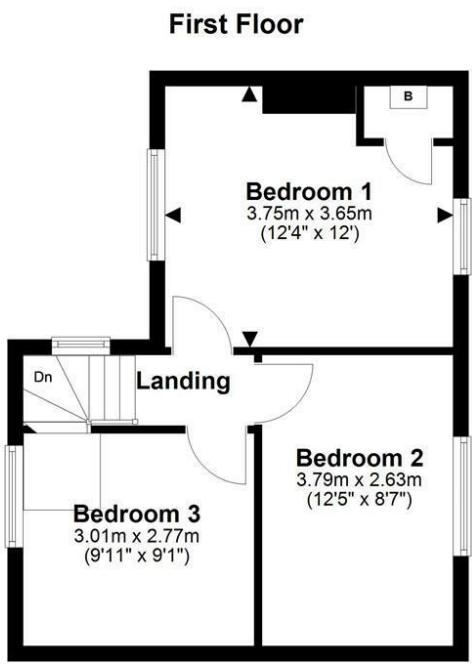
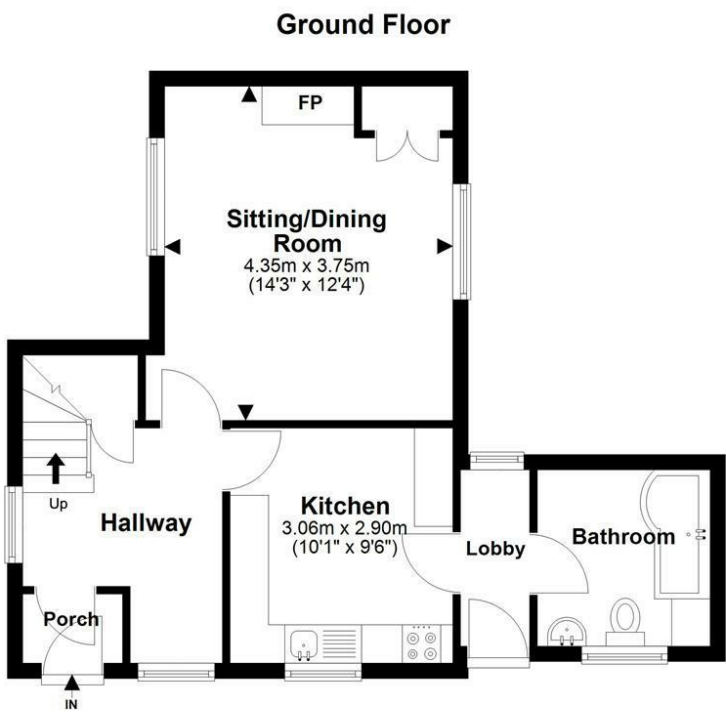


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



# SPENCERS

LETTINGS

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Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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