

Oaktree Cottage

UPPER COMMON ROAD, PENNINGTON, LYMINGTON, HAMPSHIRE SO41 8LD



Welcome to Oaktree Cottage...

Set back from Upper Common Road, this four-bedroom period home is filled with light and character. Inside, rooms flow with ease, while outside the gardens unfold in beautiful "chapters," each with its own mood and seclusion. Set within 3.4 acres in total, the grounds include a heated swimming pool and garden bothy, with an adjoining field adding further space and opportunity. A rare find, perfect as a family retreat, gardener's haven or self-sufficient escape.





Where the story begins...

The property is approached through a welcoming conservatory porch which opens into a bright hallway, beautifully finished with oak flooring and a staircase rising to the first floor. To the right, the drawing room sets the tone for the house, a wonderfully elegant space with a triple aspect outlook to the south, west and north. Sunlight pours through three sets of French doors which open directly onto the gardens, while a feature fireplace with built-in display shelving and cupboards on either side adds both charm and character. Flowing from the hallway, the formal dining room offers a refined setting for entertaining and leads gracefully through an archway into the family room or study, a versatile room with direct access to the garden. From here, the layout continues into a practical utility room, thoughtfully equipped with plumbing for appliances, a Belfast sink, and a door to the dog and boot room. A cloakroom completes this side of the house.

At the very heart of the home lies the kitchen and breakfast room. This warm, welcoming space is designed around a recessed chimney breast with a gas-fired Aga, complemented by a range of fitted cupboards, a breakfast bar with an integrated dishwasher, and space for a fridge-freezer. French doors open from here into the conservatory, a tranquil spot from which to enjoy morning coffee while soaking in the views of the gardens that wrap around the house.





Where dreams are made...

From the hallway, the staircase rises to a generous landing that connects four light-filled double bedrooms. The principal bedroom is an especially inviting retreat, facing south and west to capture views of the gardens below. It is enhanced by fitted wardrobes and its own en suite bathroom complete with a Parker bath, WC and vanity unit. The second bedroom, open to the eaves, has a delightful character of its own and could easily be adapted as a guest suite. The third bedroom features an original Victorian fireplace with built-in cupboards, bringing a touch of period charm, while the third also enjoys built-in storage. Serving the first floor is a stylish family bathroom, beautifully fitted with a slipper bath, shower enclosure, WC and wash basin.





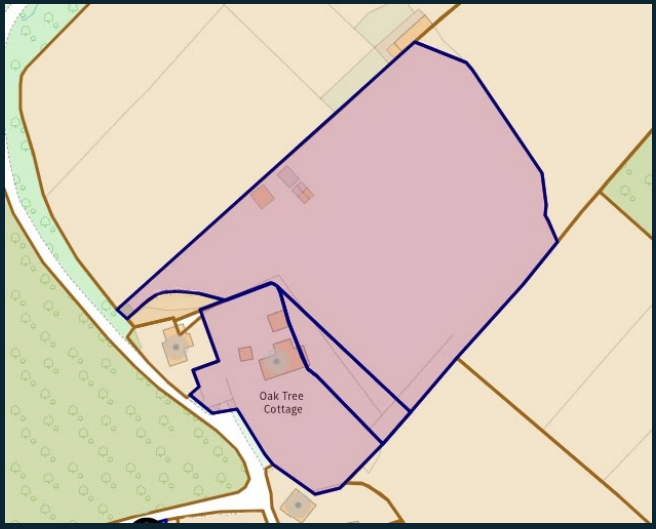
Meet me in the garden: A living tapestry...

The gardens are the defining feature of this property, a true sanctuary arranged in a series of enchanting 'chapters' that guide you seamlessly from one secluded space to another. Each area has its own distinct atmosphere, creating a tapestry of colour and texture throughout the seasons. Specimen plants, mature shrubs and established trees give structure and variety, while hidden within the grounds are delightful surprises, including a heated swimming pool and a charming garden bothy. The approach to the house is via a gravel drive from Upper Common Road, leading to a turning circle that sets the tone for the property's charm. To the rear, steps rise to a field acquired in recent years, offering additional space and privacy, with the advantage of its own separate access. The gardens can be enjoyed as they are, a paradise for the keen horticulturalist, or simplified for easier maintenance. Whether as a private retreat, a gardener's dream, or a base for a self-sufficient lifestyle, the house and its grounds combine character, versatility and beauty in equal measure. The property is also within the national park authority.







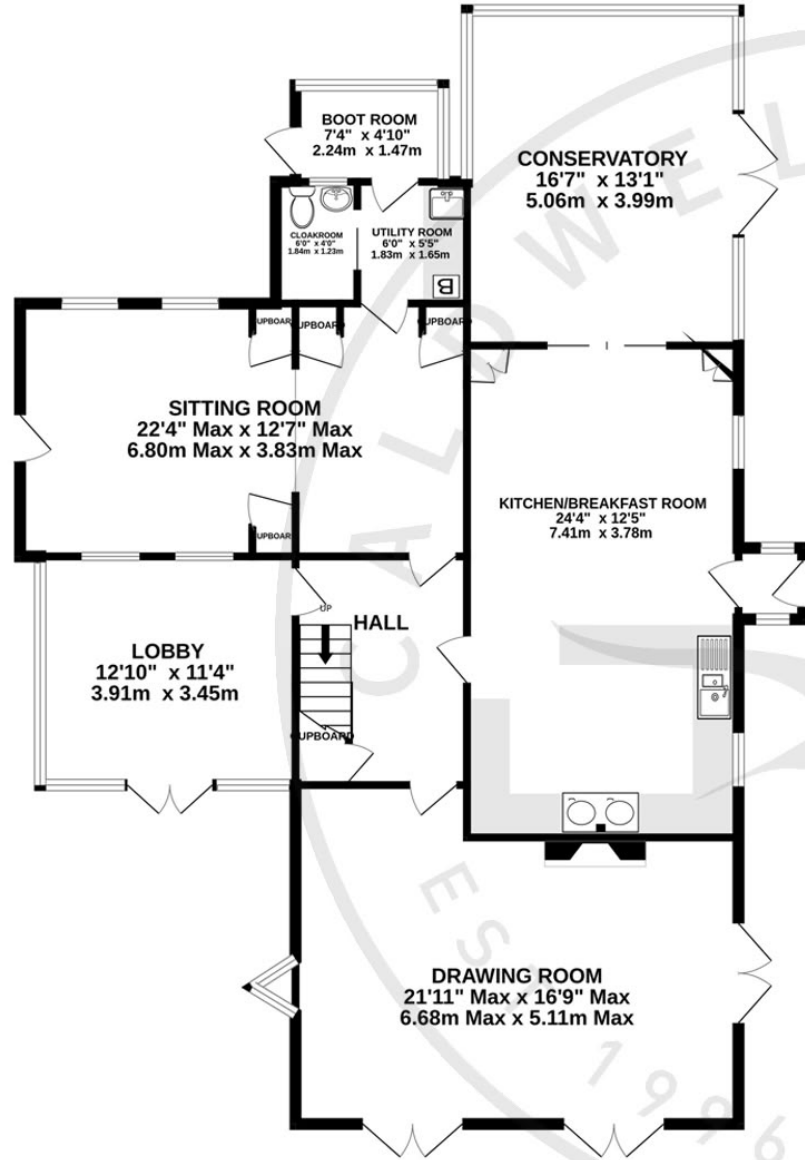








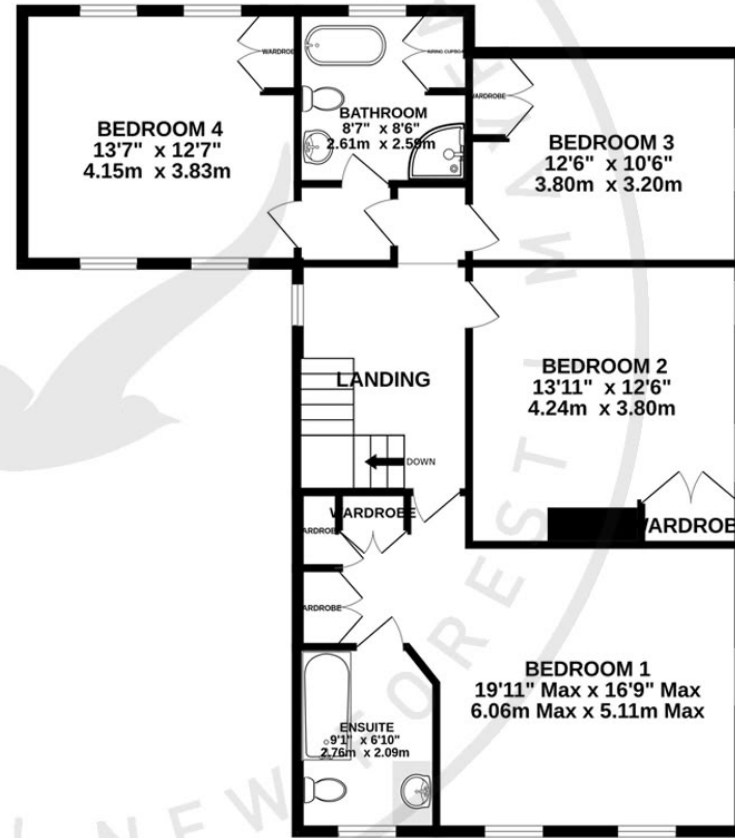
Floor Plan



TOTAL FLOOR AREA : 2521 sq.ft. (234.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Finer Details...


The Property

Detached period house with four double bedrooms
Magical gardens unfolding in “chapters” including a heated swimming pool
Gardens and grounds amounting to 3.4 acres
Garden bothy and double garage
Elegant drawing room with triple aspect and garden views
Kitchen/breakfast room opening to the conservatory
Family room/study, utility room, dog/boot room & cloakroom
Principal bedroom with en suite plus additional family bathroom
Within easy reach of Lymington town
Perfect as a family retreat or gardener's haven

Services

The Worcester gas fired boiler is situated in the utility room and provides the domestic hot water and central heating. Mains water, electricity and gas are connected to the property. Drainage is to a private system

Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the left hand lane. Proceed along to the roundabout and take the second exit by the Shell petrol station onto Milford Road. After a short distance and upon reaching the shops at Fox Pond turn right into South Street and proceed into Pennington village passing the shops and the church into Ramley Road. Turn left just past Pennington Common onto Middle Common Road and continue along to the end, turning right into Upper Common Road where you will see the property signposted on  right hand side.

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Tenure

Freehold

Tax Band

E (£2,837.76 approx. - 2025/2026)

EPC Rating

C

CALDWELLS



Where do I go for?...



Bread/milk/newspaper?

Pennington has a Tesco Express and a One Stop with a Post Office, while Lymington has a Waitrose, an M&S Food and a Tesco Express. There are also a number of convenience stores in the surrounding villages



Schools?

Lymington Infants & Juniors and Priestlands Secondary are all nearby. Walhampton is a short drive away



GP/pharmacy?

Wistaria on Avenue Road, Chawton House on St Thomas Street and Webb-Peploe in Church Lane. There are several pharmacies in the town, and Lymington Hospital has a minor injuries unit



Train?

Lymington train station connects to Brockenhurst which offers a mainline service to London Waterloo (90 mins approx.)



A bite to eat?

There are many well reputed eateries in the town including The Haven, The Monkey Brewhouse and The Townhouse to name a few



Gym & swim?

Elmers Court or Lymington Health and Leisure Centre



A stroll?

We are spoilt for choice! Amble down the cobbled Quay Hill, along Bath Road and take in the scenery of the boats and across the Solent towards the Isle of Wight. You could also hop in the car and be at the open forest in Brockenhurst or the beach at Milford on Sea both within 10 minutes



Family day out?

Beaulieu Motor Museum is a 20 minute drive away and the world famous Paulton's Park and Peppa Pig World is just under 16 miles away! You can also hop on the Wight Link ferry on Undershore Road in Lymington and be on the Isle of Wight in approx. 40 mins



Spa day?

Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst

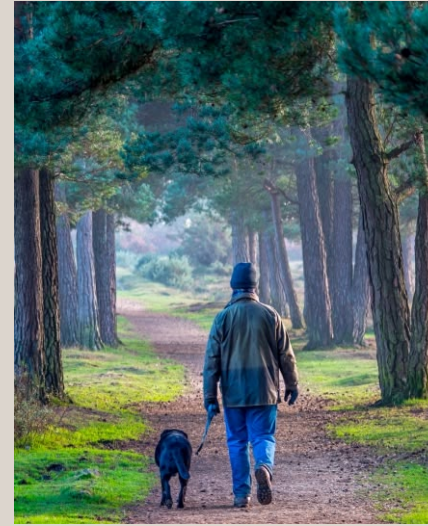
Escape & Explore...

Abundant in charm, wildlife, natural beauty and history, the idyllic setting that the New Forest provides is without doubt the perfect place for escapism and exploration. Once the royal hunting ground of William the Conqueror, the New Forest covers 566 km² enjoying vast tracts of unspoilt woodland, open moors and heathland as well as the stunning local coastline, it really is the perfect place for walks, bike rides, horse riding and sailing.

Lymington is a pretty, Georgian riverside town located just south of the New Forest. It is famous for offering some of the finest sailing waters in the UK and is home to the Royal Lymington Yacht Club which makes it an extremely popular hub for the yachting enthusiast. The High Street is the venue for the bustling Saturday street market and has a tremendous variety of unique boutiques and shops, as well as cafes, pubs and restaurants to enjoy all year round. As well as this, there are many parks and areas such as the Old Town Quay in which to relax and take in the atmosphere of this charming, individual town.

A regular ferry link gives easy access to Yarmouth on the Isle of Wight, whilst the nearby village of Brockenhurst also offers a fast rail service to London Waterloo (approx. 90 minutes). Regular bus links also connect Lymington to both Bournemouth and Southampton.

Another reason for choosing to live life in Lymington is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, Barton and Highcliffe. We really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing.





Guide Price £1,400,000

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Scan the QR code to make an enquiry or to book a viewing...

