



**Box Tree Cottage, West Lane, Everton, Lymington, Hampshire. SO41 0JQ**

**£755,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
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## Box Tree Cottage, West Lane, Everton, Lymington, Hampshire. SO41 0JQ £755,000

Built in 1931 this traditionally built character three/four bedroom family house benefiting from recent later extensions and situated in the much sought after village of Everton. The property includes a self-contained one bedroom annexe (creating bedroom four) which is ideal for further family accommodation, used as a work space or an Airbnb. The property has ample off-road parking and a lovely private rear garden situated within walking distance of the local village shop, church and country pub.





## ENTRANCE PORCH

Outside wall lantern, smoke detector with multi-glazed door with leaded light windows to one side providing access to:

## ENTRANCE HALL (14' 5" x 6' 0") or (4.39m x 1.82m)

Ceiling light point, picture rails, attractive quarry tiled flooring, radiator, mains voltage smoke detectors, under stairs recess, double opening doors provide access to under stairs storage cupboard with wall light point, hanging rail, fitted shelf within and power point. Door provides access to:

## SITTING ROOM (13' 6" Max x 12' 11") or (4.12m Max x 3.93m)

Attractive bay window overlooking front aspect with triple radiators beneath with independent thermostats. Attractive original wood strip flooring, picture rail, leaded light window facing side garden aspect. Attractive red brick fireplace surround with quarry tiled hearth with open grate with display plinths and mantel above. Display shelving and TV stand to one side, power points. TV aerial connection point, one wall light point.

## KITCHEN/DINING/FAMILY ROOM (27' 7" x 12' 10") or (8.42m x 3.91m)

'L' shaped part of a later extension in 2004 by the present owners making a fantastic light and airy entertaining space with a vaulted ceiling, the room being flooded with natural light with two velux windows and windows to two sides and double opening casement doors with matching side screens providing access to the garden. Comprehensive range of kitchen units in Pine with laminated roll top work surfaces with dual bowl stainless steel sink unit with swan neck mixer tap and pure water drinking tap to one side, space and plumbing for washing machine, upright fridge/freezer, space for dishwasher, fitted AEG fan assisted single oven, fitted Neff gas hob with extractor above and feature corner Gas Aga with two hot plates and two ovens which provides a fantastic feature to this room. Floor standing gas fired central heating boiler with Honeywell digital programmer above. Attractive tiled splash backs, numerous power points and low voltage downlights. Cupboard housing the safety trip consumer unit, three wall uplighters, double panelled radiator with independent thermostat. Space for large dining table with additional space for seating area to far end of kitchen. Double opening doors with matching side screens provide access to Study and door provides access to:

## UTILITY ROOM (7' 7" x 7' 3") or (2.32m x 2.21m)

Two ceiling downlights, leaded light double glazed window facing front aspect. Matching Pine units as of main kitchen, space for tumble dryer, stable door provides access to side passage in turn leading to front or rear gardens. Double panelled radiator with independent thermostat, power points.

## STUDY (11' 11" x 11' 4") or (3.62m x 3.46m)

Two wall light points, picture rail, leaded light window facing side garden aspect. Double panelled radiator with independent thermostat, original wooden flooring. BT broadband connection point.

## FIRST FLOOR LANDING (9' 5" x 6' 10") or (2.86m x 2.09m)

Ceiling light point, access to loft via drop down loft ladder, attractive original wood strip flooring. Radiator with independent thermostat, power points, mains voltage smoke detector, door provides access to airing cupboard with factory lagged hot water cylinder with slatted shelving within. Door provides access to:

## BEDROOM 1 (11' 11" x 11' 5") or (3.62m x 3.48m)

Ceiling light point, dual aspect room with leaded light windows to two sides, double panelled radiator with independent thermostat, picture rail, power points. Attractive original wood strip flooring.

## BEDROOM 2 (10' 11" x 11' 2") or (3.34m x 3.41m)

Ceiling light point, dual aspect room with leaded light windows to front and side aspects, double panelled radiator with independent thermostat, attractive original wood strip flooring, picture rail, door provides access to fitted wardrobe.

## BEDROOM 3 (7' 4" x 4' 8") or (2.24m x 1.42m)

Ceiling light point, leaded light window facing front aspect, radiator with independent thermostat, please note the stud wall in this room could be removed and opened up into the annexe bedroom if required creating three double bedrooms to this property. Power points. Attractive original wood strip flooring.

## FAMILY BATHROOM

Modern suite consisting of low level WC with push button flush, pedestal wash hand basin with hot and cold taps with tiled splashback. Bath with hot and cold taps with shower over. Attractive cork flooring. Rear garden facing leaded light window. Ceiling light above and additional two side lights illuminating the mirror. Chrome radiator connected to central heating.

## ANNEXE

Currently run as a successful Airbnb, the Annexe is accessed from the main driveway a multi-glazed double glazed door with matching windows provides access to the open plan Kitchen/Sitting Room.



### **KITCHEN/LIVING AREA (19' 3" x 7' 11") or (5.88m x 2.41m)**

Ceiling downlight, mains voltage heat detector, access to safety trip consumer unit, modern electric thermostatically controlled radiator, two double wall light points, TV aerial point and room continues to Kitchen Area with space for breakfast table, fitted kitchen units comprising of integrated fridge, storage cupboard, fitted Lamona two ring electric touch hob with AEG microwave oven and grill beneath. Attractive tiled splash backs, numerous power points, attractive original wood strip flooring, multi-glazed double glazed door provides access to courtyard rear garden, additional double glazed window facing rear aspect and half turn staircase provides access to:

### **BEDROOM (12' 4" x 11' 7" Max) or (3.75m x 3.54m Max)**

Ceiling light point, two wall light point, leaded light double glazed window facing front aspect, power points, attractive original wood strip flooring and door provides access to:

### **EN-SUITE SHOWER ROOM (7' 11" x 4' 0") or (2.41m x 1.21m)**

Modern suite comprising low level WC with push button flush, pedestal wash hand basin with hot and cold taps with tiled splash back. Glazed shower door provides access to shower cubicle with electric Mira Sport Shower with tiling to full height in this area. Ceiling light above, ceiling extractor, additional LED downlights illuminating the main shower room area, Vinyl cushion flooring, heated electric thermostatically controlled towel rail.

### **OUTSIDE**

The property benefits from a gravel drive providing off road parking for at least three vehicles enclosed by Evergreen hedging to provide screening from neighbouring properties. Gate to side of the property provides access to side garden which houses a well kept garden storage shed which benefits from light and power and gravel path provides access to Utility Room door, picket gate leads to rear garden.

### **REAR GARDEN (36' 2" x 28' 7") or (11.02m x 8.71m)**

Well screened from neighbouring properties, enclosed by panelled fencing to all three sides, easy to maintain, mainly laid to lawn with shrub borders and gravelled patio area which provides return access to annexe courtyard garden via large wooden gate, hard standing patio area.

### **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

### **DIRECTIONAL NOTE**

From our Office in Old Milton Road follow the signs for Everton. On reaching the village of Everton turn right into Old Christchurch Road and with the Crown Inn ahead, bear right beside the Inn into West Lane. Keep left at the junction with Centre Lane, following the road around and the property will be found on the right-hand side.

### **PLEASE NOTE**

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

### **BUYERS NOTE**

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

### **Tenure**

The resale tenure for this property is Freehold

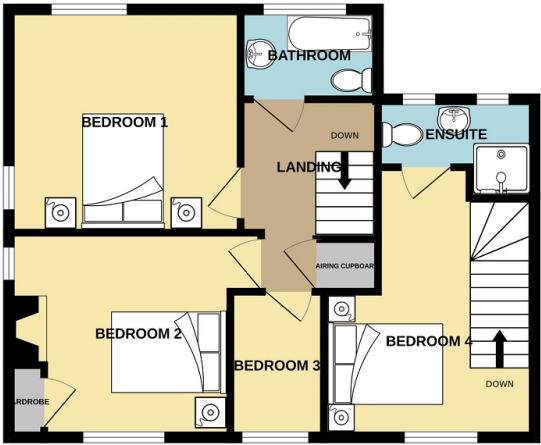




GROUND FLOOR




1ST FLOOR



ROSS NICHOLAS 01425 625500

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.