



Stocks Hill

*Tyrells Lane, Burley, Ringwood, BH24 4DA*

SPENCERS  
NEW FOREST



# STOCKS HILL

TYRELLS LANE • BURLEY • NEW FOREST

*A truly stunning family home, originally built in 1908, which has recently been refurbished to an extremely high specification and is ideally situated on the outskirts of the sought-after New Forest village of Burley. The property exudes elegance and offers idyllic country living coupled with all the luxuries of modern life. In addition, the property benefits from a secluded and private spot of approximately 1.75 acres, made up of landscaped gardens and grounds.*

**£2,250,000**





## The Property

The property is approached through double doors which open to the entrance hall which has an abundance of natural light and features a beautiful glass roof lantern and access to a useful downstairs W/C. The hallway leads into the spacious kitchen/dining room, which makes a perfect setting for the family to relax or in turn, a great entertaining space. The newly installed, handmade kitchen which also comprises a gas Aga, built-in storage cupboards along the far wall including a pantry cupboard, a wine fridge, Butler sink, integrated dishwasher, specialist Wok hob and ample additional base and drawer storage units. The kitchen is open to the large sitting/dining which has triple aspect views across the stunning formal gardens.

Access is also provided to the formal living room which features a large, recently installed, log burner and French doors, providing access to the garden. There is also a grand dining room, which features an open fireplace and benefits from a delightful outlook over the garden.

Leading from the dining room, there is an additional hallway which houses the staircase leading to the first floor and also a further reception room/bedroom, utility room, fully fitted shower room and an external door leading to the outside of the property; providing the perfect place for multi-generational living and also offers the potential to derive an income.

To the first floor, the property provides an impressive principal suite and three further generous double bedrooms which have all been recently refurbished to a high specification. The bedrooms are all serviced by the family shower room which comprises a low-level WC, hand wash basin and large walk-in shower cubical.

The principal suite is of a generous size and features a walk-in wardrobe area with an external door that leads onto the balcony, offering with spectacular views over the garden. Further benefits include an ensuite shower room, double aspect views, a roll top bath and an enclosed WC and wash hand basin.



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## Grounds & Gardens

Stocks Hill is approached via timber gates and cattle grid, leading to a sweeping, tree-lined driveway which combines a two-garage complex with electric up and over doors, a timber car port and ample off-road parking for numerous cars. The property is nestled centrally within its plot, providing a great feel of privacy.

A true feature of the property is the immaculate grounds which wrap around the property and have been landscaped to a high standard and combine a wide variety of mature shrubs and greenery which complement the property greatly.

The plot is of a generous size and extends to approximately 1.75 acres. The property is approached along an private road which leads to a few properties and also has access at the end which leads to the open forest on Forest Road.

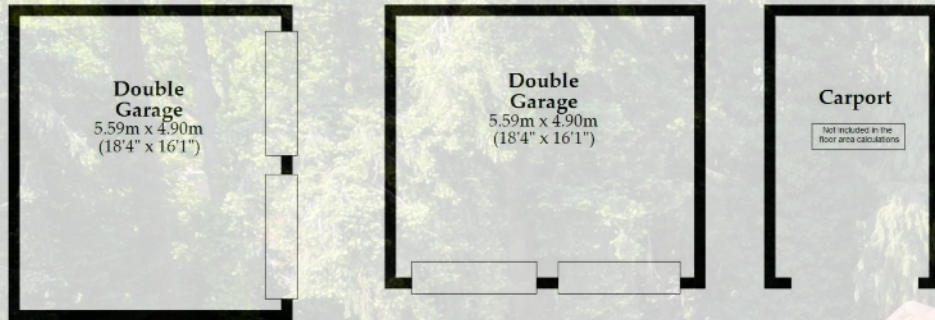




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

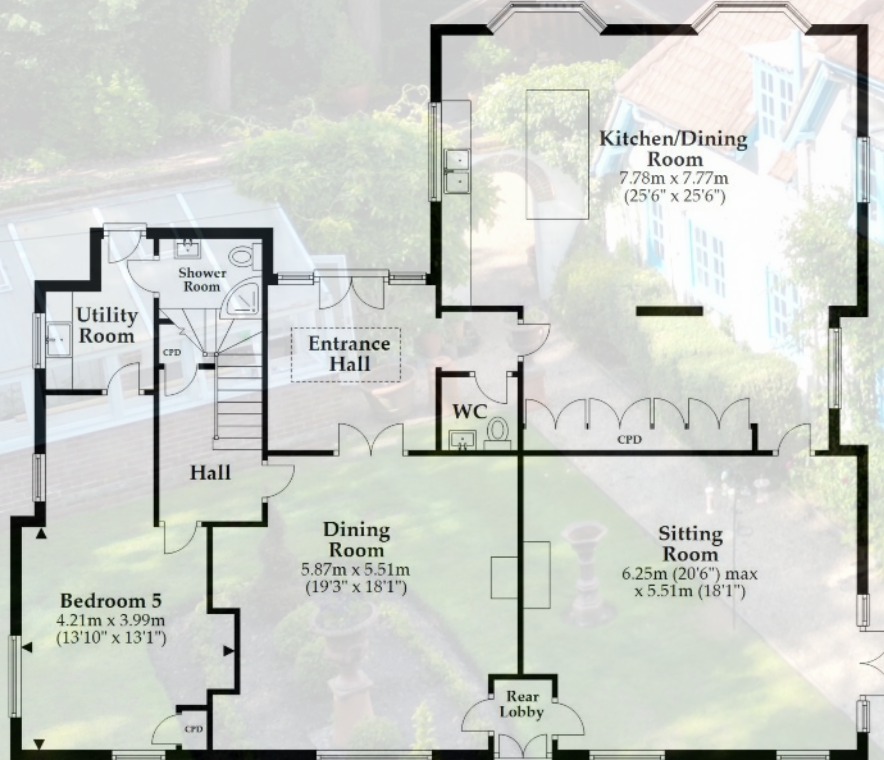
### Outbuildings

Approx. 54.8 sq. metres (589.7 sq. feet)



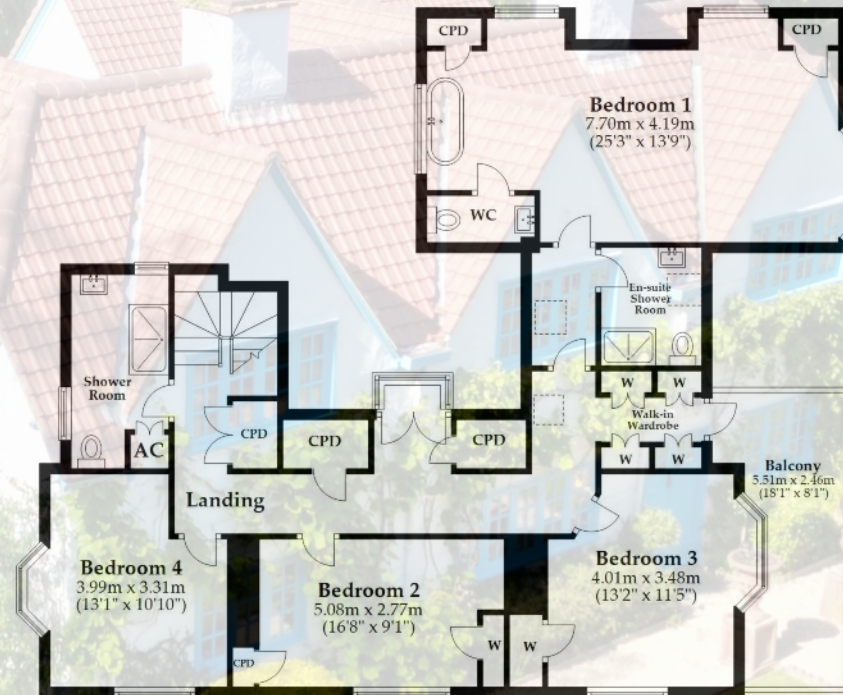
### Ground Floor

Approx. 171.8 sq. metres (1849.5 sq. feet)



### First Floor

Approx. 126.8 sq. metres (1365.1 sq. feet)



Total area: approx. 353.4 sq. metres (3804.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





## The Situation

Stocks Hill lies about one and a half miles from the centre of, arguably, one of the most beautiful and sought after villages in The New Forest, ideally situated with direct forest access to make full use of all the wonderful features the Forest has to offer. Riding, walking and cycling options are flexible and extensive whatever the weather or time of year with woodland, open heath and forestry commission inclosures all directly accessible.

A wealth of other activities are close by, including sailing at nearby Lymington (12 miles) or golf at one of the many courses in the area. All are supported by high quality forest and waterside restaurants and eateries including The Kitchen at Chewton Glen, Lime Wood Hotel, and The Pig.

Brockenhurst features a highly respected college and mainline railway station (8 miles, Waterloo 90 minutes). The market towns of Ringwood (7 miles) and Romsey (19 miles) are but a short drive away. The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both their airports are easily accessible.

## Services

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

Mains Electricity and Water supply

Oil Fired Heating and Private Drainage

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

Spencers of The New Forest 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 or 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 fittings, 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.









## Directions

From the centre of the village, head north towards Burley Street. After approximately half a mile, you will approach Tyrells Lane on the right-hand side and the property will be found on the left.

## The Local Area

The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons.

This is the New Forest on holiday as imagined by visitors: quaint and old-fashioned with ponies wandering down the high street. In Burley there's a perpetual feeling of having escaped, that you are away from it all, especially as it is tucked in the lee of wooded slopes. There's a lovely sense of community and a range of activities to enjoy locally including cycling, horse riding, coarse fishing and the Burley Golf Club with a nine-hole heathland course.



## Points Of Interest

The White Buck	2.0 miles
Burley Golf Club	1.3 miles
Burley Primary School	1.1 miles
Shappen Stores	0.9 miles
Burley Manor	1.0 miles
Brockenhurst Mainline Railway Station	8.4 miles
Brockenhurst Tertiary College	8.7 miles
The Pig Restaurant	9.3 miles





For more information or to arrange a viewing please contact us:

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