



BISTERNE COTTAGE



Bisterne Cottage

Southfield Lane, Burley, Ringwood, BH24 4AX

SPENCERS





An incredible opportunity to acquire this beautifully traditional New Forest cottage which has been sympathetically extended and refurbished to a high standard throughout, providing an immaculate family home.

Bisterne Cottage seamlessly blends character with modern luxury and benefits from far reaching views from both the front and rear aspect of neighboring paddocks. Just a stones throw from the open forest and walking distance of the sought after village of Burley, this property also benefits from a substantial outbuilding with potential home office and a holding paddock/orchard to the rear of the garden.

The Property

A covered storm porch leads through the front door to the entrance hallway which provides access to all of the primary living accommodation. To your left, a generous sitting room with a feature fireplace housing a log burning stove, a sash window to the front aspect and two openings in the rear wall into the kitchen diner, allowing for ample light. The utility room is accessible from the sitting room and also benefits from an additional rear door leading out to the rear terraced area. The utility room comprises cupboards with work top over, sink and houses the white goods. To the right of the entrance hall lies a cosy snug, also with sash window to the front aspect and fireplace with a log burning stove.

To the rear of the property an impressive open plan kitchen/diner/sitting room with a double set of French doors opening onto the garden and a roof lantern, flooding the room with light. The beautiful Shaker style kitchen comprises low and eye level units with a wide range of drawers and cupboards with Quartz worktops over. Integrated appliances include a full height fridge freezer, double oven and microwave tower, dishwasher, Quooker tap and induction hob with extractor fan over. A peninsula island offers a breakfast bar space and additional worktop area completing the kitchen. Oak flooring continues through from the kitchen diner to the useful boot room with rear door and ground floor WC.

£1,350,000



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The Property Continued ...

The staircase rises from the entrance hall to the first floor landing providing access to the three generous double bedrooms and family bathroom. Bedroom one has a front aspect view over neighboring paddock land and boasts original character features, which is continued into the other bedrooms. Bedroom two has a double aspect view to the rear over the garden and both of these rooms are facilitated by a family bathroom. The family bathroom comprises a bath, separate shower cubicle, WC and wash basin. Bedroom three benefits from a large modern en-suite shower room with walk in shower, WC and wash basin, also with front aspect views.

Additional Information

Property Type: Detached house
Construction Type: Brick built, slate roof

Energy Performance Rating: E Current: 50 E Potential: 69 C
Council Tax Band: F
Tenure: Freehold

Services: All mains connected
Heating: Gas central heating

Broadband: Ultra fast with broadband speeds up to 1800 Mbps (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Parking: Off street

Agents Note

Please note, this rating was recorded prior to the extensive works completed by the current sellers and we are in the process of obtaining an updated EPC.





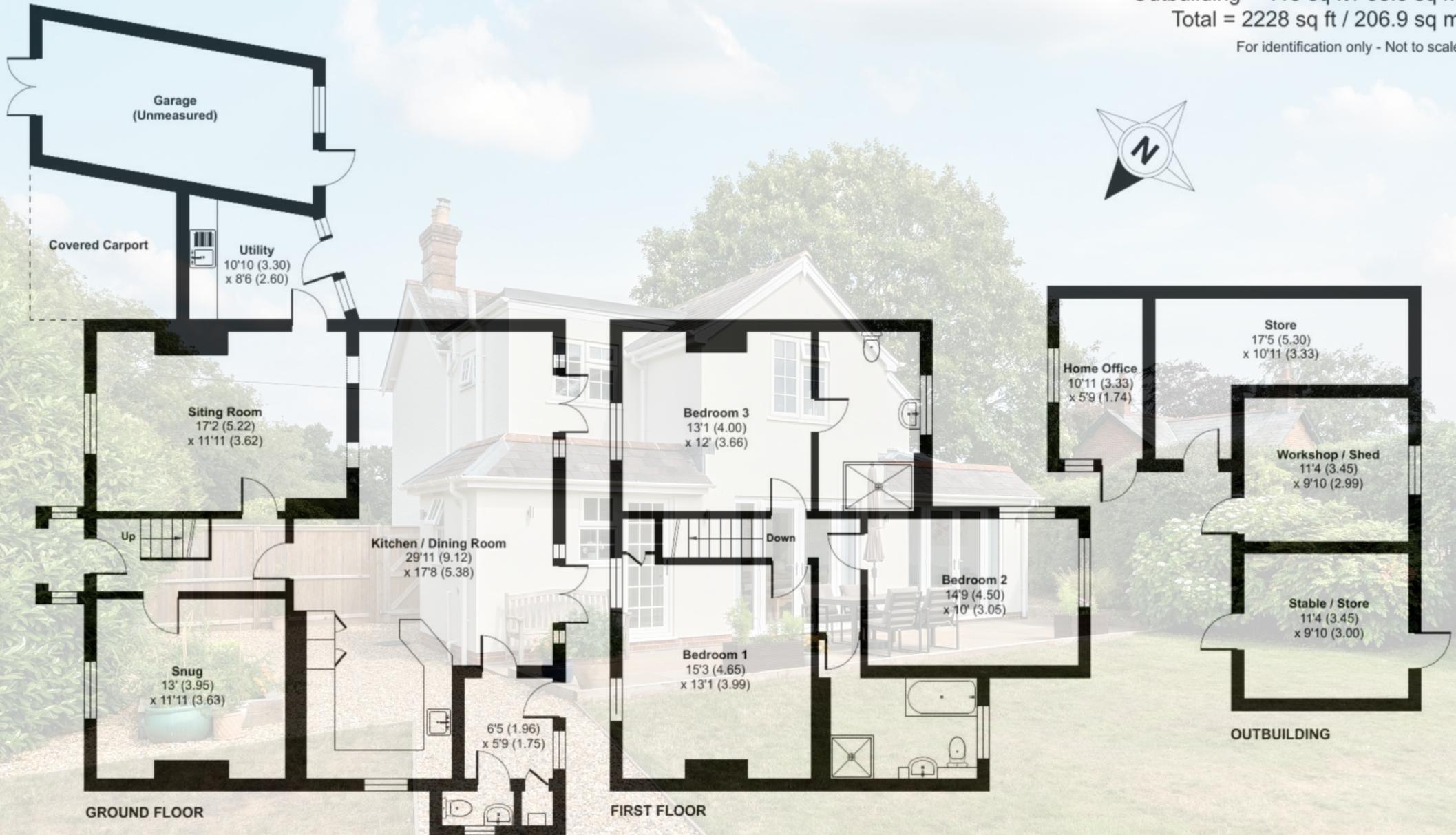
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Approximate Area = 1815 sq ft / 168.6 sq m (excludes garage & carport)

Outbuilding = 413 sq ft / 38.3 sq m

Total = 2228 sq ft / 206.9 sq m

For identification only - Not to scale





Outside

You enter via a five barred wooden gate into an “in and out” drive with further gated entrance onto a gravel driveway which gives you ample off-street parking to the front of the house for several cars, along with a useful brick build covered car port sat next to a single garage ideal for storage. A secured gated entrance through panelled fencing sits to the side of the property giving access to the rear garden and the back of the house into where the boot room lies.

A lovely Indian stone patio sits at the back of the house and stretches the width of the property creating a lovely element to the home due to the access from the open plan living room through the french doors allowing for a stunning social entertaining space overlooking the grounds. The main section to the garden is mostly laid to lawn and is flanked with large hedgerow either side giving a lovely element of greenery with interspersed planting and a gravel pathway that takes you up to the stable building sat on concrete base which offers a two store rooms, workshop and stable. A separate fence with gated entrance from the garden takes you through to a further ‘holding paddock’ section of the garden which is equally surrounded by fencing and hedgerow and is mostly laid to lawn with a small, raised decking area for seating where you can enjoy the view of the westerly facing grounds, which in total equates to a third of an acre.



Directions

From the centre of Burley, turn left into Chapel Lane alongside the Queens Head Public House and then take the second right into Beechwood Lane. After approximately ½ a mile bare left into Bisterne Close. After approximately 1/4 a mile turn right onto Southfield Lane. Continue along the gravel track until you reach Bisterne Cottage on your right hand side.





The Situation

The property lies in a quiet track about 1 mile from the centre of, arguably, one of the most beautiful and sought after villages in The New Forest, ideally situated to make full use of all the wonderful facilities the Forest has to offer. Whether it be sailing at nearby Lymington (12 miles) or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (8 miles, Waterloo 90 mins.) The market town of Ringwood is but a short drive away (5 miles). The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both with their airports are both easily accessible.

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.

Property Video Tour



Please scan QR Code to watch our video tour
for Bisterne Cottage



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

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