Castle Top Cottage

Castle Hill Lane, Burley, BH24 4HG

SPENCERS
NEW FOREST

Castle Top Cottage benefits from a picturesque setting on the edge of the open Forest with some of the New Forest's loveliest heathland views on your doorstep and sits on an idyllic private plot of almost four acres.

The Property

The enclosed storm porch leads to the dining room with a bay window to the front, exposed timber flooring, built in bookcases, stairs to first floor and a door to the sitting room which has a large brick-built fireplace at it's heart housing a logburner, a bay window to the front aspect and French style doors to the side.

Also accessed from the dining room is the study, utility room (with a door to the outside) and cloakroom with W.C. The kitchen/breakfast room has windows to the side and rear elevations and a range of modern base and eye-level units, with granite worktops, four ring Neff gas hob oven, built-in Rayburn with two hot plates and two ovens and a central breakfast bar.

On the first floor there are four bedrooms, with bedrooms one and two overlooking the front and having built in wardobes and cupboards. Bedroom three overlooks the side of the property and bedroom four the rear. The family bathroom has a panelled bath with shower over and screen, wash hand basin and W.C.

£1,150,000

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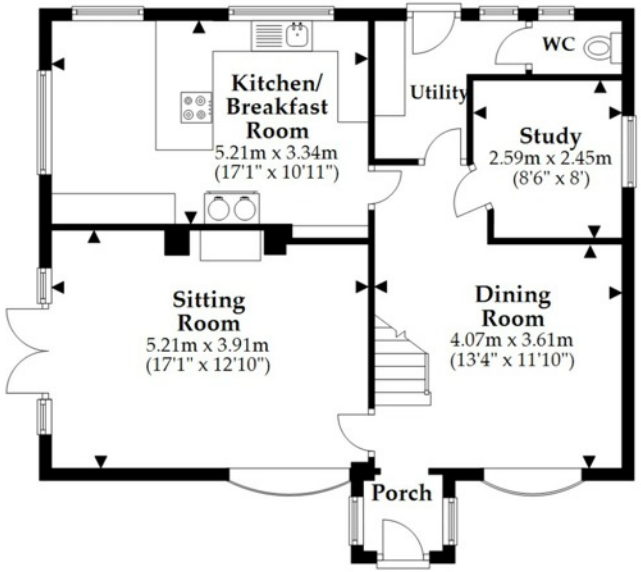
FLOOR PLAN

Total area: approx. 256.2 sq. metres (2758.2 sq. feet) LJT Surveying

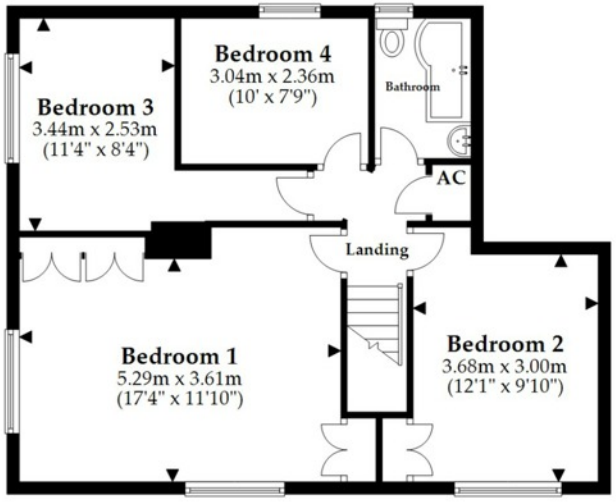
Ground Floor

Approx. 73.6 sq. metres (791.9 sq. feet)



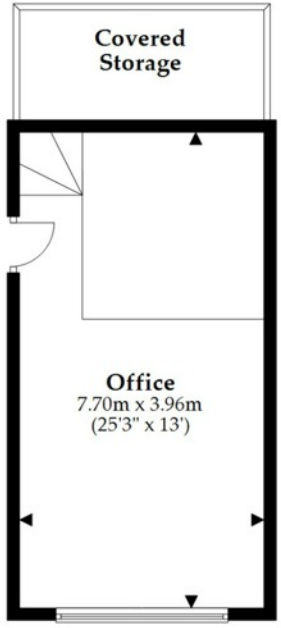
First Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



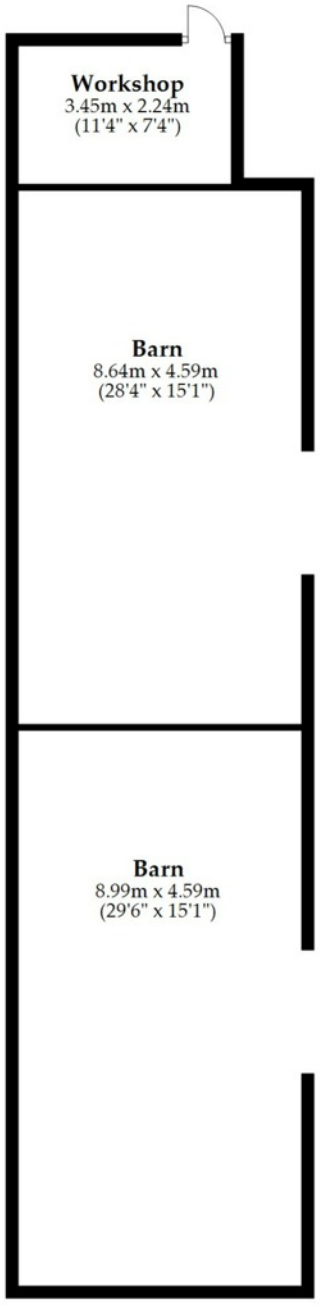
Outbuilding

Approx. 30.5 sq. metres (328.2 sq. feet)



Outbuilding

Approx. 89.5 sq. metres (962.9 sq. feet)



Sited on an iron age hill fort, the property has direct Forest access and enjoys commoners grazing rights, a detached office and has exceptional views over its own land.

Grounds & Gardens

Castle Top Cottage is accessed over a cattle grid, through a five bar gateway leading along a private driveway. The property sits at the end of its plot, with views over its grounds which incorporate areas of lawn, paddock and woodland amounting to almost four acres.

Within the grounds sits a large double barn and workshop. There is also parking for numerous vehicles.

Adjacent to the house is a detached office building with small mezzanine area and a covered storage area to the rear.

The Situation

Castle Top Cottage lies about a mile and a half 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 nearby Burley and Brockenhurst with its mainline railway station (8 miles, Waterloo 90 minutes) 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 easily accessible.

Directions

From the centre of the village of Burley, head in a northerly direction towards Burley Street. On reaching Burley Street continue past Burley Street Garage and upon reaching the junction signposted to Crow, turn hard left onto the gravel lane which is Castle Hill Lane. Follow for about quarter of a mile, branching right and the property will be found on the left hand side.

Services

Mains water and electricity. Private drainage. Oil fired central heating.
Energy Efficiency Rating: Current 41 Potential 76

Viewing

By prior appointment only with the vendors sole selling 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 fitments, 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.

Tucked away in the lee of wooded slopes Burley has a perpetual feeling of having escaped and that you are away from it all

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

Burley Manor Hotel	0.8 Miles
Forest Leisure Cycling	0.8 Miles
St Johns Church	1.0 Miles
The White Buck	1.6 Miles
Careys Manor	6.5 Miles
Balmer Lawn Hotel	6.5 Miles
The Pig Restaurant	7.2 Miles
Lime Wood House Hotel	7.4 Miles
Burley Primary School	1.0 Miles
Moyles Court School	3.7 Miles
Brockenhurst Tertiary College	6.5 Miles
Brockenhurst Mainline Railway Station	6.4 Miles

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

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