



Hollyhocks

5 Esdaile Lane, Burley, Ringwood, BH24 4AF

SPENCERS  
NEW FOREST





WELCOME  
TO  
OUR HOME







*Situated in a highly sought-after road, in the centre of Burley village, lies this charming semi-detached, two-bedroom cottage*

## The Property

The rear storm porch gives access into the impressive dining/garden room, which has been recently added, to provide a wonderful space featuring exposed beams, bi-folding doors leading out to the garden and Velux windows, allowing for an abundance of natural light. There is also a generous cupboard space providing additional storage, as well as a generous storage cupboard in the porch area.

Leading into the kitchen/breakfast room, which is fully fitted with base level units, oven, gas hob, built-in under counter fridge and separate freezer as well as a built-in breakfast bar. The kitchen is cleverly designed, with a void which is open to the dining/garden room, ideal for entertaining family or guests, yet still giving the feeling of separate rooms. The kitchen benefits from views over the front aspect.

Adjoining the kitchen is a cosy sitting room which incorporates a feature fireplace with an open fire and also enjoys double aspect views over the front and side garden.

Further to this is an additional side entrance and a downstairs hallway with a staircase leading to the first floor and a utility room/WC comprising a low-level WC, storage cupboards, sink and both space and plumbing for a washing machine and dryer.

To the first floor, there are two good-sized bedrooms, both of which enjoy front aspect views and built-in cupboard space. Both rooms are serviced by the family bathroom which comprises a fitted bath, separate shower cubicle, hand wash basin and low-level WC.

**£595,000**

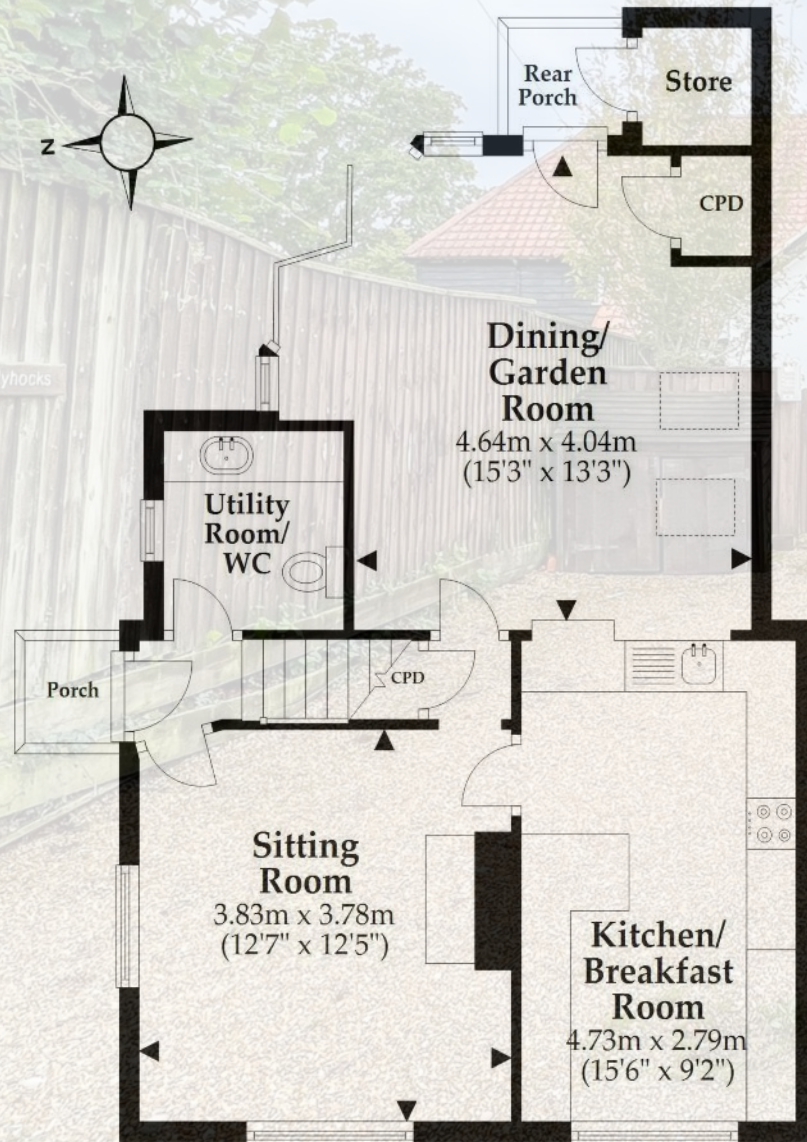




FLOOR PLAN

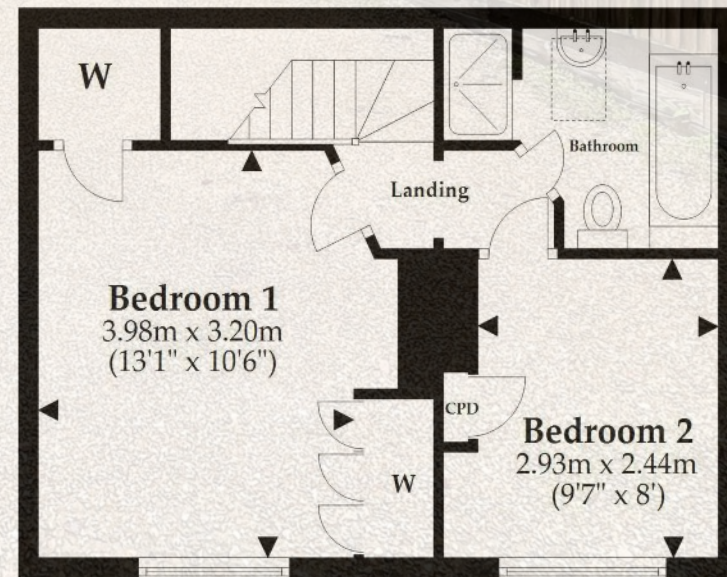
# Ground Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



# First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 92.3 sq. metres (993.1 sq. feet)

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







*This property benefits from a delightful wrap around garden, which has been beautifully maintained as well as a private off-road parking area with space for two vehicles. Located ideally within walking distance of the village amenities and just a short walk from the open forest*

## Grounds & Gardens

Access can be gained from two very quiet lanes, both of which are within easy walking distance of the village amenities. From Esdaile Lane, the property is entered through a metal pedestrian gate, giving access to the front garden which is mainly laid to lawn and is bordered by mature hedge row, creating an element of privacy. The property is abutted by flower beds, filled with mature plants and shrubs. A paved pathway leads to the side entrance porch and a further area of garden, which wraps around to the rear of the property.

Approaching from Garden Road, there is a private off-road parking area allowing for two vehicles and a pedestrian gate which leads into the rear garden and porch.

There is a paved terraced area positioned alongside the bi-folding doors, providing an ideal place for alfresco dining. The remainder of the rear garden is mainly laid to lawn, with the added benefit of an enclosed sitting area which is surrounded by colourful planting.



## Directions

From our office in the village, proceed north along Ringwood Road passing the tea rooms and take the first left into Garden Road. Hollyhocks will be found shortly on the right-hand side.





## The Situation

The property is centrally located in, 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 easily accessible.

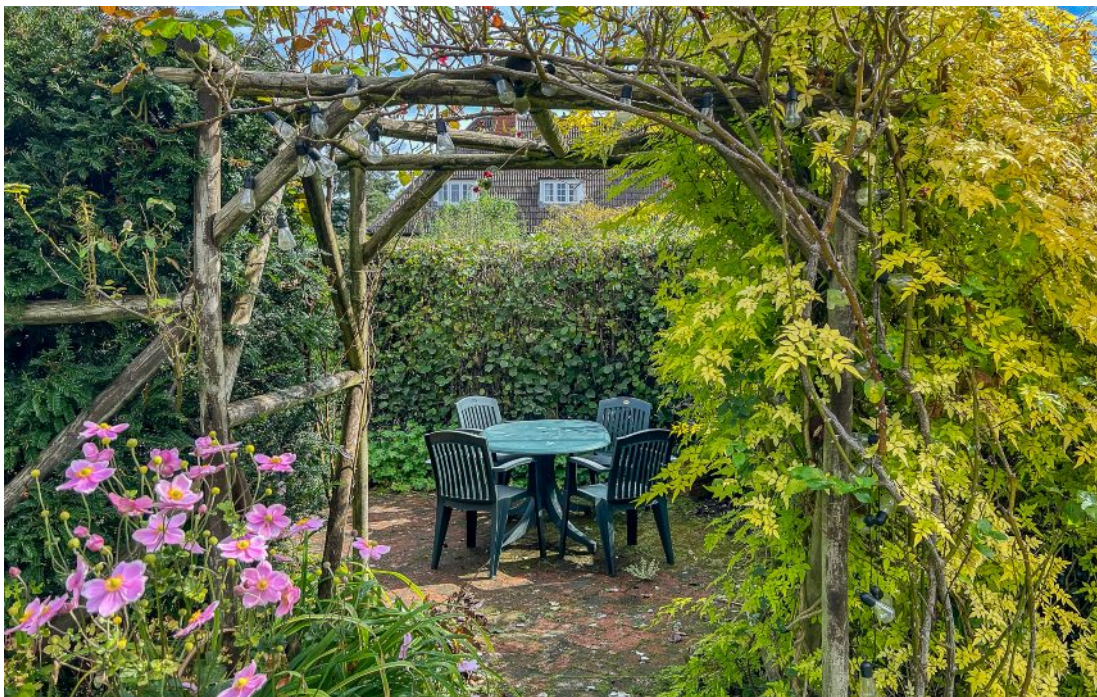
## Services

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

All mains services connected



## 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 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.





*Tucked away in the lee of wooded slopes, Burley offers a perpetual feeling of having escaped from everyday life and being 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	0.3 miles
The Burley Inn	0.2 miles
Burley Primary School	0.4 miles
St Johns Church	0.5 miles
Burley Golf Club	0.6 miles
The White Buck	1.4 miles
Ballard Private School	6.5 miles
Brockenhurst Mainline Railway Station	7.7 miles
Brockenhurst Tertiary College	8.0 miles
The Pig Restaurant	8.7 miles
Lime Wood House Hotel	9.2 miles





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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersnewforest.com](mailto:burley@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)