



Woodview

Church Lane, Burley, BH24 4BD

SPENCERS
NEW FOREST





A delightful former Woodcutters cottage enjoying a tucked away location close to the heart of Burley village.

The Property

Situated on a forest track in an extremely peaceful and private setting, this charming character cottage offers lovely period features such as Sash windows, picture rails and a wooden front door reputed to originate from the old village school.

A brick porch with large apex window opens into the main sitting room featuring an inset woodburning stove and doors opening into an adjoining family room. Both rooms benefit from exposed wood flooring and Sash windows overlooking the forest to the front. Set off the family room is a small cloakroom with wash basin and wc.

The sitting room looks through the whole house to the rear garden and links via glass doors to the impressive kitchen/dining room, which extends the full width of the property. The kitchen is fitted with a range of wall and base units with space and plumbing for an integral washing machine and dishwasher and space for a freestanding American style fridge/freezer. At the end of the kitchen is a Range cooker with built-in extractor unit above. A small, separate cupboard area provides an ideal space for a tumble dryer. The dining area offers a good size space which can accommodate a large dining table, ideal for entertaining.

From the dining area, French doors with windows either side open into a superb triple aspect Orangery complete with stylish lantern roof with beaded lighting, tiled underfloor heating and a door opening onto the rear terrace. The Orangery enjoys lovely views across the rear garden. To the first floor, there are two front aspect, double bedrooms with Sash windows offering elevated views across the open forest and a single, third bedroom.

The bedrooms are served by a large family bathroom comprising a panelled bath, shower cubicle, wash basin with storage underneath, wc and heated towel rail. A small airing cupboard also houses a modern boiler unit.

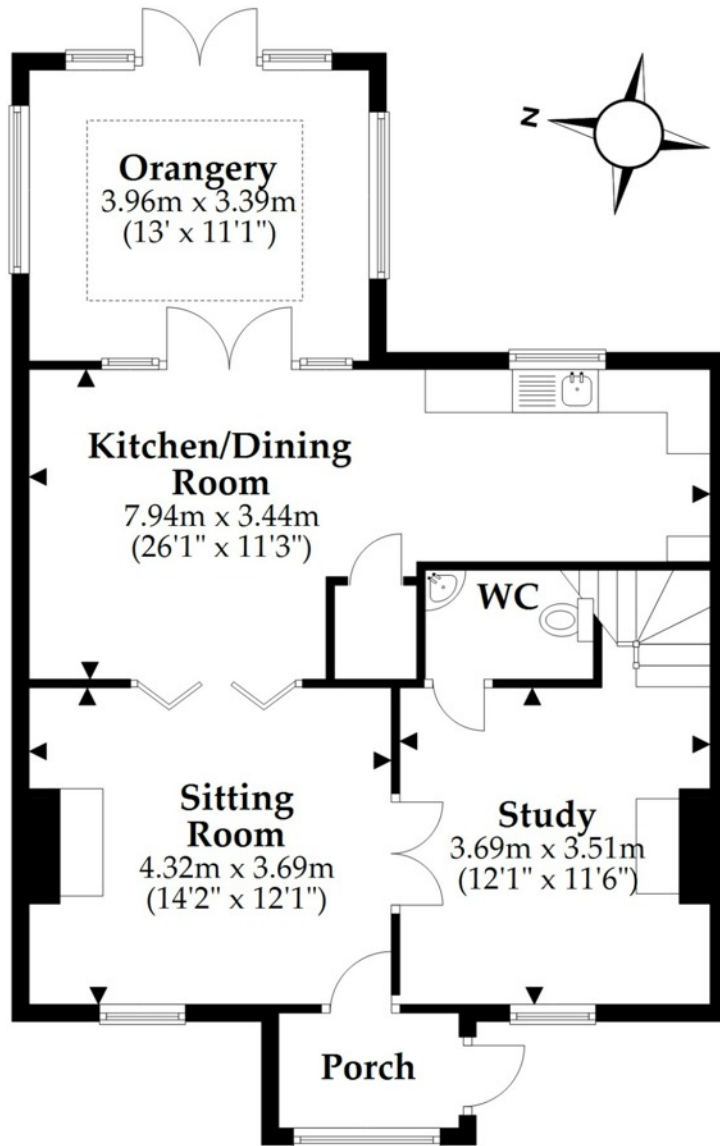


£775,000



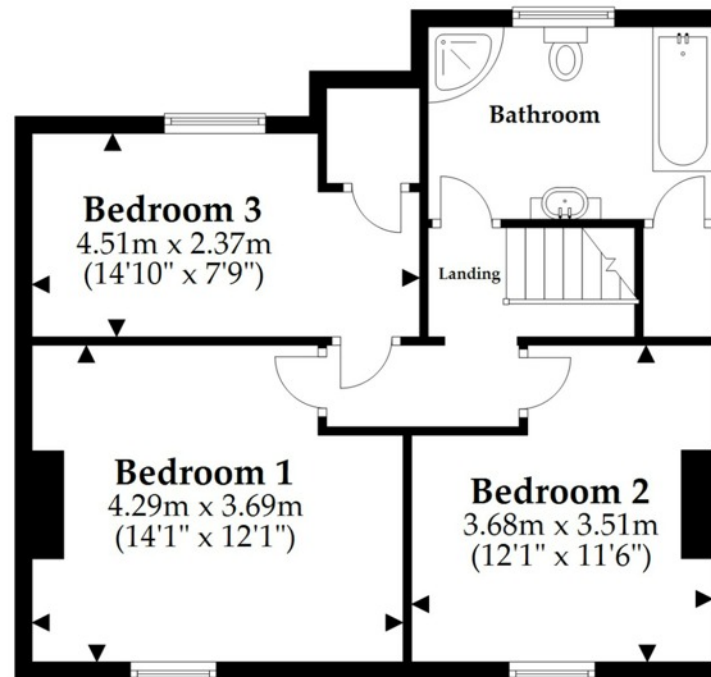
Ground Floor

Approx. 75.5 sq. metres (812.6 sq. feet)



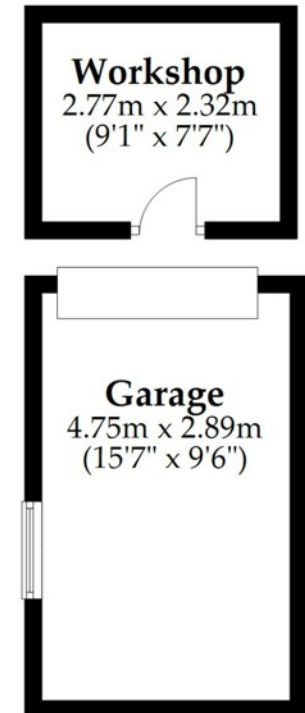
First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Outbuildings

Approx. 20.2 sq. metres (217.0 sq. feet)



Total area: approx. 149.1 sq. metres (1604.4 sq. feet)

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



The property overlooks the open forest and enjoys a good size garden as well as off road parking and a single garage.

Grounds and Gardens

The property is bounded to the front by a pretty picket fence border, with a pedestrian gate opening onto a small area of low maintenance garden.

Side access either side of the property leads to the rear, where a paved sun terrace extends across the back and away from the house.

The rear garden is apportioned into three separate areas of lawn, interspersed by a gravel pathway leading through to the parking area.

A secondary paved terrace provides an ideal space for enjoying the evening sun.

The gravel driveway is set to the back of the plot and is accessed via a track running behind the property. A five bar gate opens onto the driveway which provides off road parking facilities and access to a detached single garage.

An additional brick built detached outbuilding (in need of repair) offers options for several uses (subject to the necessary planning consents being granted).

The rear garden is bounded by established hedge and timber fence borders. Both the front and rear gardens feature Magnolia trees.



The Situation

Woodview lies about a quarter of a mile from the centre of arguably one of the most beautiful and sought after villages in The New Forest.

The village of Burley itself offers a number of useful amenities and facilities, including a post office, shops and a number of pubs as well as a picturesque golf course, with further facilities at Brockenhurst and Lyndhurst. The village has a primary school and the area is well served by excellent private schools which include Walhampton, Durston Court and Ballard School near New Milton.

The market town of Ringwood is approximately 5 miles away and the A31 (approx 3 miles) provides easy access across the forest for the coastal resort of Bournemouth and the M27/M3 motorway network.

Directions

From our offices in the centre of the village, head out along Chapel Lane and take the second right into Beechwood Lane.

Continue to the top of the first rise and turn right into Church Lane. Turn left after the first property on the left hand side and Woodview can be found a short way along on the left hand side.

Services

Energy Efficiency Rating: D

All mains services are connected to the property except private drainage. (Sceptic tank)

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.



A honeypot village with ponies wandering down the high street untouched by time and tucked away in the lee of wooded slopes

The Local Area

The village of Burley is steeped in history, with evidence of Saxon occupation in the name; Burley is composed of two Saxon words, 'burgh' meaning fortified place, and 'leah', meaning open meadow or clearing in a wood. Ponies and cattle roam freely through the village following ancient forest tracks that have been used for centuries by Commoners and their livestock. This village is one of the few remaining that still practices the old tradition of Commoning, which allows animals to graze on the open forest.

Witches, smuggling and dragons have all formed parts of Burley's colourful historical character and evidence of this can be found in the local gift shops! One of the local hostelries, The Queens Head pub, which was built in the 16th Century was reputedly notorious for smugglers and highwaymen alike and a hidden cellar was apparently discovered beneath the floor of the 'Stable Bar' which held pistols, bottles and coins believed to be hidden there by smugglers. Burley is one of the most popular villages within the New Forest and visitors are offered a wealth of attractions which include tea rooms, traditional inns and pubs, wagonette rides (in season), bike hire, forest walks, horse riding, the famous Burley Ice Cream and even a Cider Farm.

Points Of Interest

Burley Cricket Club	0.2 Miles
St Johns Church	0.2 Miles
Burley Primary School	0.3 Miles
Shappen Stores	0.4 Miles
Burley Manor Hotel	0.4 Miles
Forest Leisure Cycling	0.4 Miles
The White Buck	0.4 Miles
The Burley Inn	0.5 Miles
Highcroft B&B	0.5 Miles
New Forest Cider	0.6 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

www.spencersnewforest.com