



33 Warnes Lane

*Burley, Ringwood, BH24 4EH*

SPENCERS  
NEW FOREST









*A wonderful family home located in the heart of Burley, ideally positioned within walking distance of all local amenities and the open forest*

## The Property

Upon entering the property is a welcoming entrance hall, hosting the stairway which leads to the first floor and provides access to a good-sized family bathroom comprising a low level WC, hand wash basin and fitted bath with an overhead shower. The kitchen/dining room was extended in 2015, creating a wonderful bright and airy room with a vaulted roof and two sets of glass doors leading to the orangery and rear garden. The kitchen is fully fitted with base and wall storage, space and plumbing for kitchen appliances, space for a double oven and breakfast bar. The sitting room is of a good size with double aspect views, a brick-built fireplace and an additional set of double doors leading to the orangery. The orangery features an array of windows and double doors leading to the rear garden and beyond.

The first floor offers three generous bedrooms, two of which are double bedrooms and both benefit from a double aspect, providing an abundance of natural light. Bedroom 2 and 3 have the additional benefit of built-in cupboards. The bedrooms are serviced by the shower room, which comprises a walk-in shower cubical, low-level WC and hand wash basin.

**Agents Note:** There is the potential to extend into the loft space to create an additional bedroom (subject to planning permission).

**£550,000**



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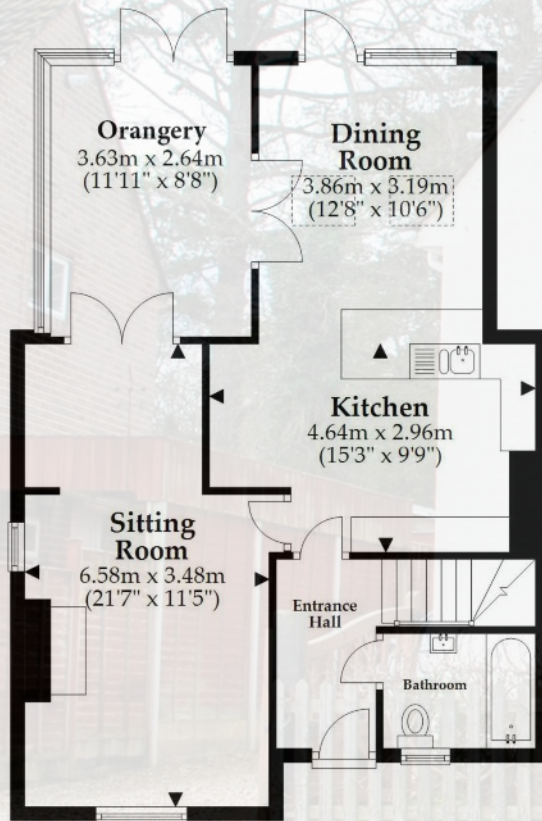
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## FLOOR PLAN

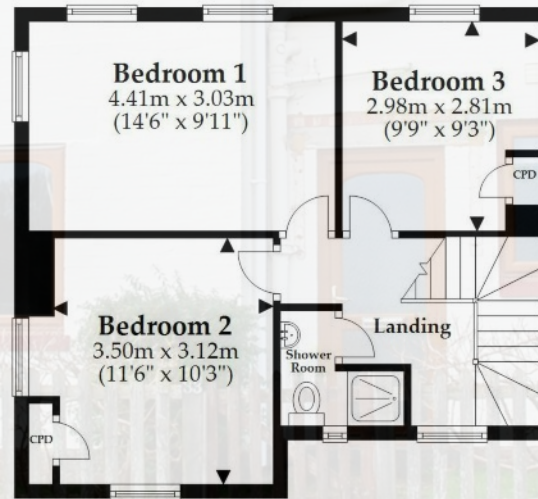
### Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



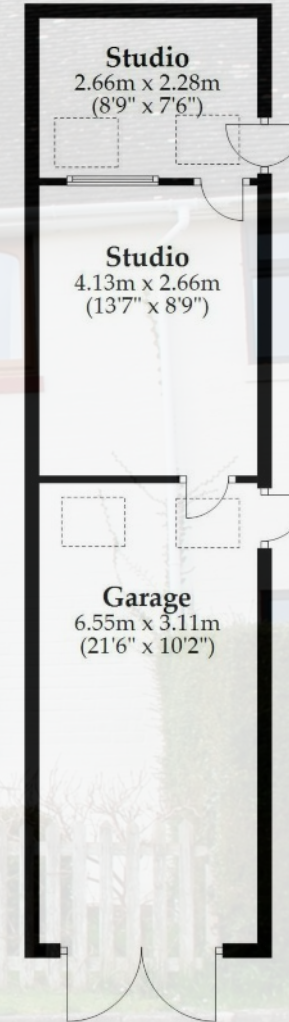
### First Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



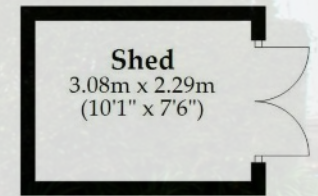
### Outbuilding

Approx. 40.9 sq. metres (440.5 sq. feet)



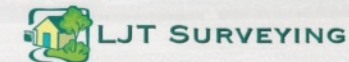
### Outbuilding

Approx. 7.1 sq. metres (75.9 sq. feet)



Total area: approx. 162.4 sq. metres (1747.8 sq. feet)

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







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*Further benefits include a lovely rear garden, a detached garage and large outbuilding which could be utilised as a home office*

## Grounds & Gardens

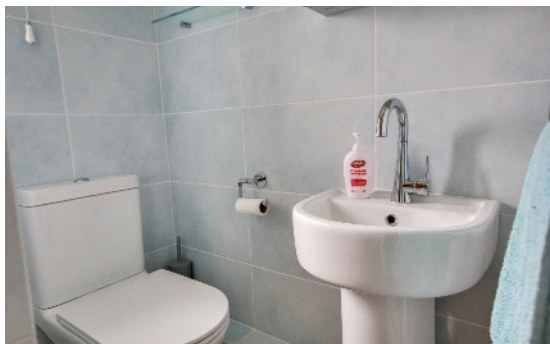
To the front of the property is a lawned area, with a pathway leading to the front door, interspersed with mature shrubbery and enclosed by a picket fence and gate. To the side of the property is a shingle driveway providing off-road parking for several vehicles and access to the detached garage. There is also a side gate providing access to the rear garden.

The rear garden is predominantly laid to lawn, with the addition of a pleasant terraced area which would be ideal for alfresco dining. To the rear of the garden is a hard standing area which could be used as an additional parking space as there are double gates leading onto Honey Lane.

The garden is also host to a timber garden shed and a generously sized outbuildings which is currently used as a music studio but would also be an ideal home office.

## Directions

From the centre of the village, turn right into Pound Lane. Take the fourth turning on the right into Warnes Lane. Proceed over the cattle grid and follow the road around the bend and the property can be found directly in front of you at the top of the hill.







## The Situation

Warnes Lane 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 both easily accessible.

## Services

Energy Performance Rating: TBC

Council Tax Band: C

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.







*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 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

New Forest Cider	0.1 miles
Burley Primary School	0.5 miles
Burley Manor Hotel	0.6 miles
The White Buck	1.0 miles
Bransgore Primary School	3.4 miles
Brockenhurst Mainline Railway Station	5.9 miles
Brockenhurst Tertiary College	6.1 miles
The Pig Restaurant	6.7 miles
Lime Wood House Hotel	7.2 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)