



Forest Cottage

*Pound Lane, Burley, Ringwood, BH24 4ED*

SPENCERS  
NEW FOREST









*Situated in a very sought after location in the heart of the village of Burley and just a stone through away from the open forest, lies this charming five-bedroom house*

## The Property

Access is provided via an enclosed entrance hall which incorporates cupboard space and space for a reception desk and leads into the kitchen/breakfast room, sitting room and the staircase leading to the first floor.

The kitchen/breakfast room is fitted with a good range of high and low level timber units, with tiled work surfaces, splashback and both space and plumbing for kitchen appliances. From here access can be gained to the sitting room, which features a fireplace with wood burning stove with inset timber mantel over and tiled hearth with single aspect views to the front of the property.

To the ground floor there are two good sized rooms which are currently being utilised as bedrooms. Bedroom five benefits from an abundance of natural light through French doors which lead out to the rear garden. Bedroom six benefits from an ensuite shower room and a door leading to the side of the property.

The first floor offers four generously sized bedrooms. Bedroom one benefits from double aspect views of the surrounding countryside and also offers an ensuite shower room, comprising a shower cubicle, low level WC and hand washbasin. Bedroom two also features an ensuite shower room and has single aspect views over the front aspect of the property. Off the landing, to the right, is the third and fourth bedroom which have been successfully utilised for B&B purposes and are both serviced by a shower room, comprising of a low-level WC, shower cubicle and hand washbasin.

**£825,000**



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6



3

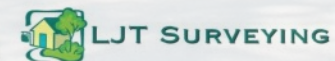


## FLOOR PLAN



Total area: approx. 127.5 sq. metres (1372.3 sq. feet)

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







*The property is currently being utilised as successful Bed and Breakfast, providing a good income, but could also be ideal for multi-generational living as it features a self-contained annexe*

## Annexe

Additionally, the property offers a detached annexe which conveniently provides additional accommodation. This bright and airy space features a large bay window to the front and views to the side of the property. Further to this is a large shower room, comprising of a corner enclosed shower cubicle with Mira fittings, hand basin, low level WC and access to roof space via hatch.

## Grounds & Gardens

To the front of the property, is a gravel area providing ample off-road parking for numerous vehicles (this land is held on a lifetime lease on a peppercorn ground rent). To the rear of the property there is a raised decked area, providing the perfect place for alfresco dining. The rest of the garden is mainly laid to lawn with some mature plant beds, bordered by a timber fence.

## Directions

From the centre of the village, turn at the war memorial into Pound Lane. Continue along for a few hundred yards and the property will be found on the left-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: C

Council Tax Band: A

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

The Burley Inn	0.2 miles
St Johns Church	0.4 miles
Burley Primary School	0.4 miles
Burley Manor Hotel	0.5 miles
Burley Golf Club	0.6 miles
The White Buck	1.3 miles
Ballard Private School	6.2 miles
Brockenhurst Mainline Railway Station	7.7 miles
Brockenhurst Tertiary College	8.0 miles
The Pig Restaurant	8.6 miles
Lime Wood House Hotel	9.1 miles

View to the rear of the property







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

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