

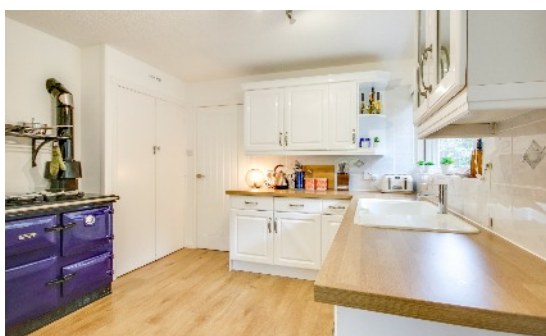
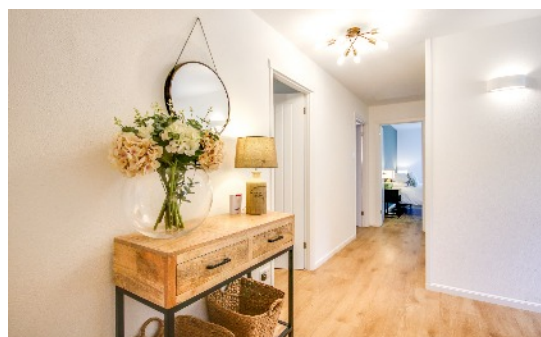


Little Brenchley

The Cross, Burley, Hampshire BH24 4AB

SPENCERS
NEW FOREST





A rare opportunity to acquire a charming, single storey Colt House which is believed to date back to circa 1965, forming one of only two properties located within this truly unique position. This dream New Forest retreat is nestled within the privacy of the forest, whilst also being only a stones' throw of the village amenities

The Property

A wooden front door with glazed insert opens into the hallway and links to the main accommodation, which is primarily orientated to enjoy the delightful southerly aspect.

The double aspect 'L' shaped sitting/dining room benefits from views across the garden and French doors opening out onto the side terrace.

The double aspect kitchen/breakfast room overlooks the front and side aspects and is fitted with a range of modern base, wall and drawer units with wood effect laminate work surfaces and a Rayburn cooker. From the kitchen, a door opens into a boot room which links to a WC and leads out onto the main driveway.

Set to the far end of the property is a double aspect principal bedroom with en-suite shower room, a second double bedroom and a third bedroom/study. All of the bedrooms benefit from built-in wardrobes and views across the gardens and grounds.

Bedrooms two and three are serviced by a separate family bathroom.

£775,000



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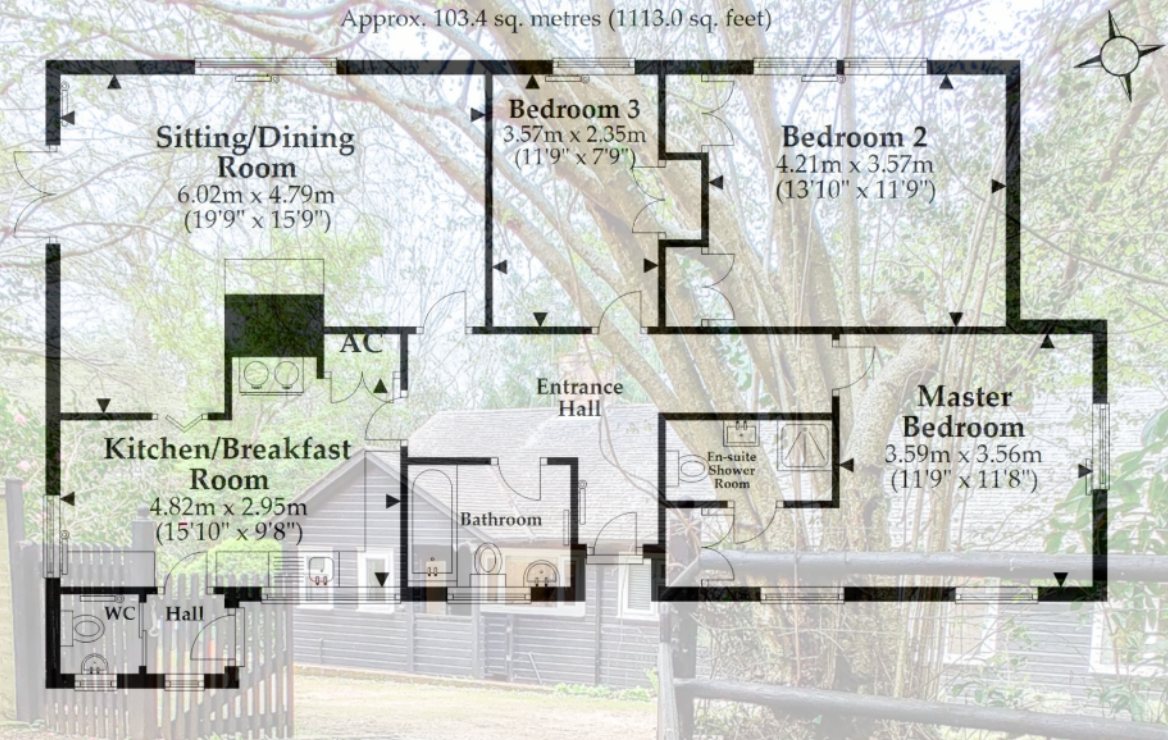


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FLOOR PLAN

Ground Floor

Approx. 103.4 sq. metres (1113.0 sq. feet)



Outbuildings

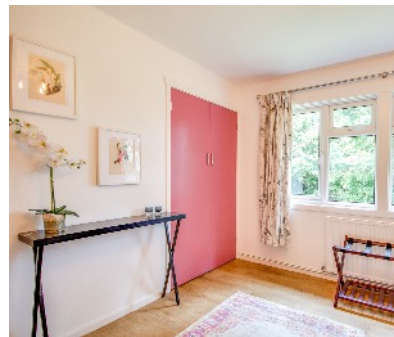
Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 148.8 sq. metres (1601.3 sq. feet)

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

LJT SURVEYING



Currently utilised as a successful holiday let, this property also offers the versatility to be a main residence or second home

Grounds & Gardens

Little Brenchley occupies an elevated position and benefits from a gate opening onto the open forest and footpath leading down into the village by foot.

To the front aspect, a large driveway with cattle grid and pedestrian gate provides off road parking for multiple vehicles and access to the detached double garage. Set to the side of the driveway is a substantial timber shed.

Access either side of the house leads to the beautiful south facing rear garden, which is predominantly laid to lawn and flanked by established tree and hedge borders, providing a high degree of privacy and seclusion.

To the far side of the property is a raised area of decking providing an ideal space for outdoor dining, entertaining and enjoying the afternoon sun.

In total the grounds extend to approximately one third of an acre, with a private rear access gate opening onto the open forest and leading down into the village by foot. The open forest can also be accessed from the front of the property as well.

Services

Energy Performance Rating: E

Council Tax Band: F

Tenure: Freehold

All mains services connected



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

The Situation

The property is conveniently located in an extremely private yet easily accessible position in the heart of one of the most beautiful and sought after villages in The New Forest. A gate at the back of the garden leads out onto the open forest and down into the village centre. Burley remains one of the few villages which allows the ponies and cattle to roam freely, which adds to its charm. Today English Nature work together with the Forestry Commission to manage this newly designated National Park which is an area of outstanding beauty. Located within Burley are a number of useful amenities and facilities, including a post office, shops, a number of pubs, a golf course and a well regarded primary school.

The area is also served by excellent private schools which include Walhampton, Durlston Court and Ballard School. The market town of Ringwood is approximately 5 miles away and the A31 (approx. 3 miles) provides easy access across the forest to Bournemouth and the M27/M3 motorway network.

The village also enjoys easy access to the Georgian market town of Lymington (12 miles) which is a haven for the yachting fraternity and Brockenhurst (7 miles) with its mainline railway station (London Waterloo 90 minutes). 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.

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.



The Local Area

The first Spencers New Forest office was established here in Burley, a honey-pot 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.

Directions

BY CAR: From our offices on The Cross, bear right and proceed up Wilverley Road for a short distance before turning right opposite the school onto a gravel track. Proceed along the track for a short distance and take the right hand fork. Proceed to the end of the track, passing Brenchley on your right hand side and the property can be found at the end.

BY FOOT: Walk up the track set to the side of the sweet shop and bear right onto the entrance track at the top. Follow the track down, passing Brenchley on your right. The entrance to Little Brenchley can then be found shortly after.

Points Of Interest

The Burley Inn	0.1 miles
Forest Leisure Cycling	0.1 miles
New Forest Cider	0.2 miles
Burley Manor Hotel	0.4 miles
The White Buck	0.8 miles
Burley Primary School	0.1 miles
Brockenhurst Tertiary College	5.8 miles
Brockenhurst Mainline Railway Station	5.7 miles



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

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