



Vereley Lane Cottage

Burley, Ringwood, BH24 4HH

SPENCERS
NEW FOREST





Featuring direct forest access and located on the edge of the beautiful Village of Burley is this hidden gem, providing a rather unique and wonderful opportunity. This charming, character two bedroom property features many highlights indeed. There is healthy potential to renovate and possibly extend (subject the usual planning permissions) to create a bespoke home to suit individual preference. A further appealing attribute to this delightful residence is the separate paddock of approaching an acre approximately. This is held on a separate title, therefore meaning there is the potential to acquire or ultimately sell individually.



The Property

The property is offered with no forward chain, with a viewing recommended to appreciate all on offer.

Offered to the market for the first time in generations, the property is presented in fine, liveable order throughout, including some recent refurbishments, yet equally provides something of a 'blank canvas' and a chance to modernise. Striking on arrival is the natural light the house receives, as well as the picturesque outlook over the grounds and open forest beyond. This appealing house provides spacious and flexible accommodation.

Ground floor accommodation includes a spacious reception room, featuring a very pleasant green outlook. This welcoming room provides ample space for lounge and dining areas. A well-equipped and recently updated kitchen enjoys a peaceful position at the rear, from which access to the garden is conveyed.

£750,000



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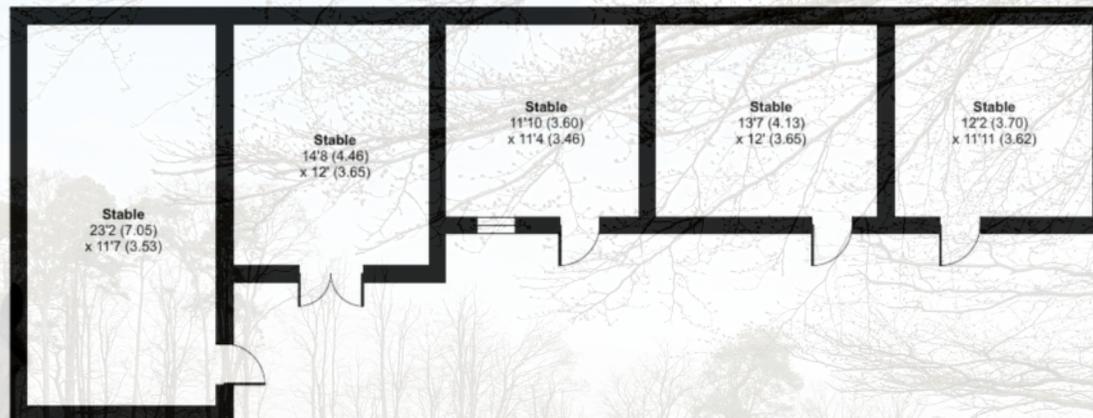
Approximate Area = 1148 sq ft / 106.6 sq m (excludes carport)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuildings = 1067 sq ft / 99.1 sq m

Total = 2279 sq ft / 211.6 sq m

For identification only - Not to scale

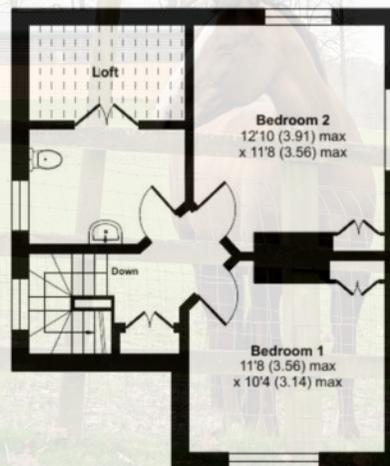


OUTBUILDING 1

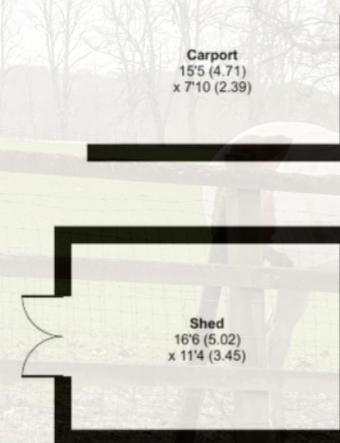
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2

Viewing



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Spencers of the New Forest Ltd. REF: 1429619

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The Property Continued

The property continues to shine upstairs in the form of two very generously sized bedrooms, both with an attractive outlook. There is also a spacious and modernised family bathroom.

Services

Energy Performance Rating: E Current: 53 Potential: 72

Council Tax Band: F

Tenure: Freehold

Services: Mains water, gas and electric

Drainage: Private drainage

Parking: Driveway

Broadband: Broadband speeds up to 1800 Mbps available at the property.



Video Tour



Please qr code to watch video tour



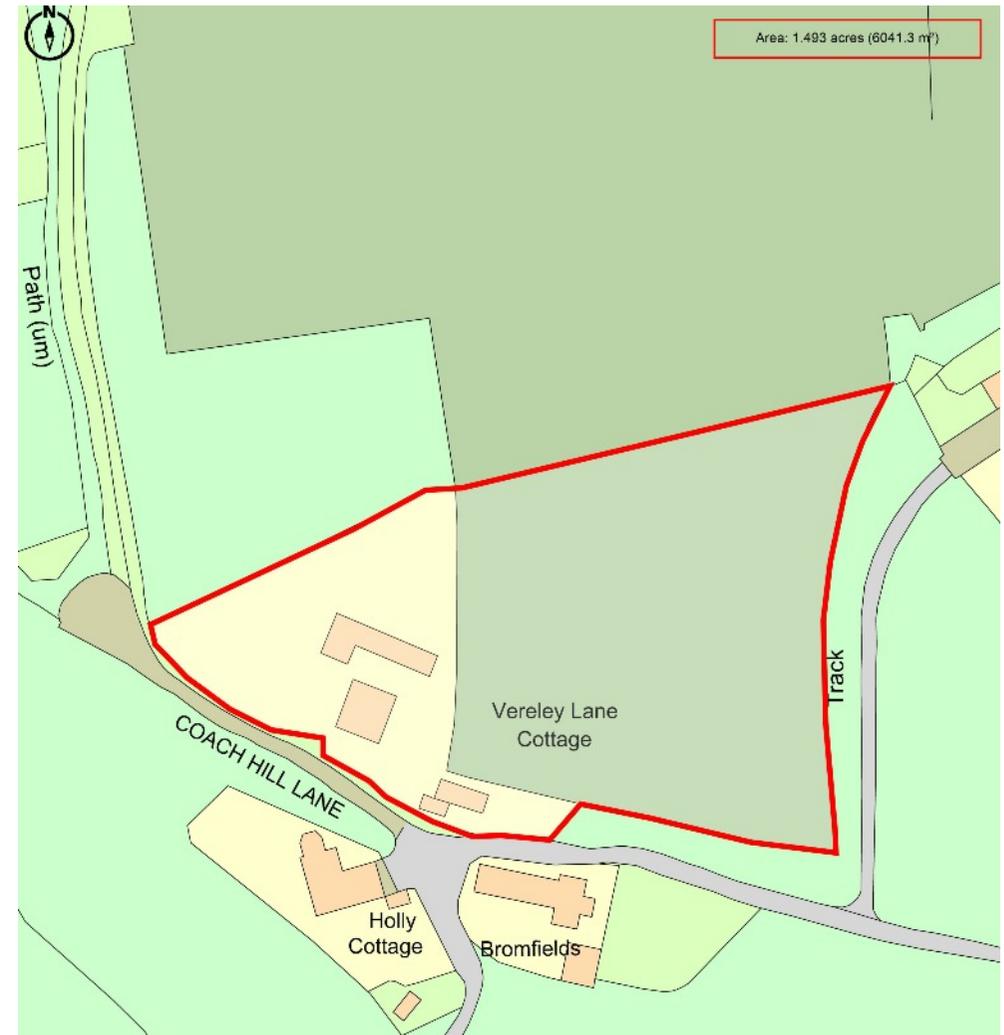
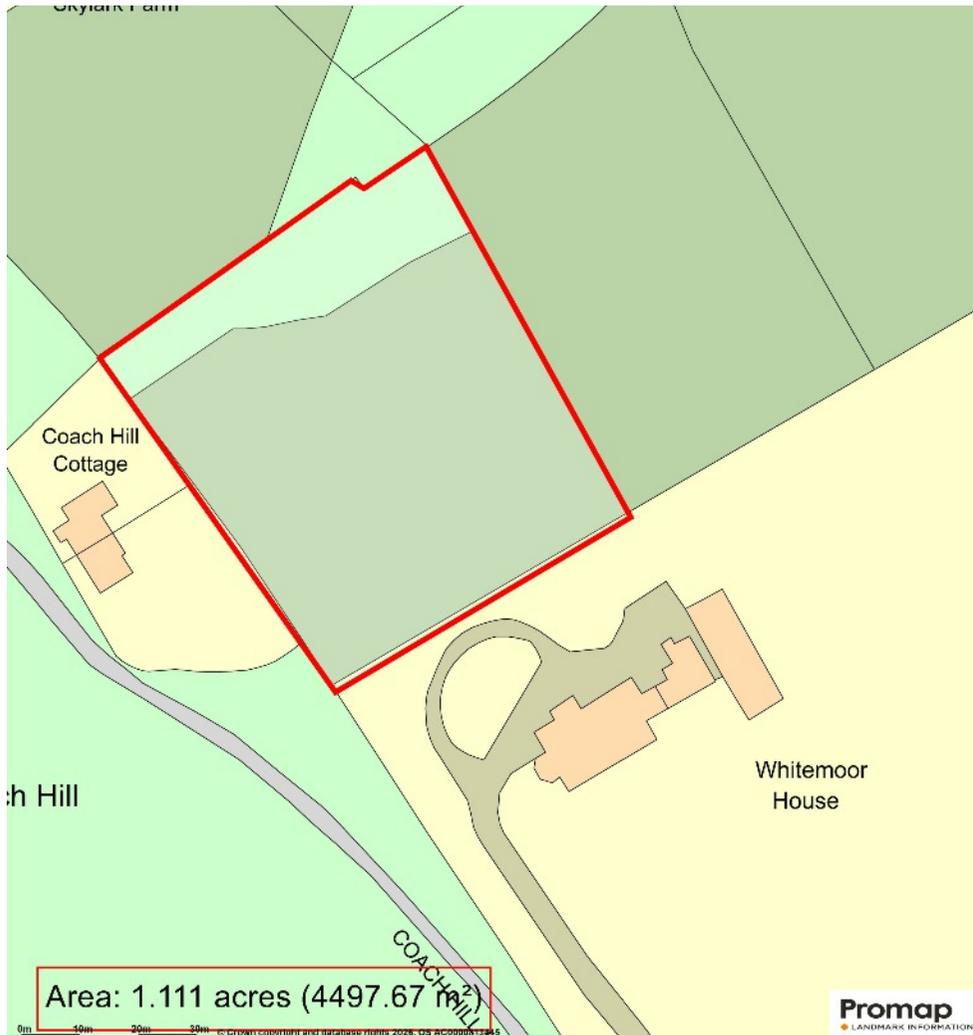
Grounds & Gardens

The property is nestled in a tranquil position on a quiet forest track. Set behind a cattle grid, this idyllic retreat continues to impress in the form of a generous sized plot, including a pleasant lawn area to the side – which sits wonderfully adjoining the open forest with all the views and peacefulness associated. The picture perfect grounds continue with a wrap around garden, enabling the ability to create many areas to enjoy this outside space. Equestrian focused buyers will be pleased to learn of the substantial stable and barn complex.

The Situation

Vereley Lane Cottage lies approximately a mile and a half from the centre of Burley, arguably one of the most beautiful and sought after villages in The New Forest. It is 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 nearby Burley and Brockenhurst with its mainline railway station (8 miles, Waterloo 90 minutes). 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.





The Land

The property benefits from a separate paddock approaching an acre, a short stroll further down Coach Hill Lane. Further details of this are available on request.

Directions

From the centre of the village, head out onto the Ringwood Road for approximately one and a half miles before taking a right turn onto a gravel forest track which takes you to the top of Coach Hill Lane. Continue along the track for a further 350 yards until you reach the property immediately ahead.



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

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