



**The Cottage**

*Lester Square, Burley, Ringwood, BH24 4BE*

**SPENCERS**  
NEW FOREST





*Situated in a sought after location on the open forest is this wonderful, cosy two bedroom detached forest cottage. This property offers an abundance of charm and character with beautiful walks from your front door*

## The Property

An open timber framed covered porch provides access to the property through the main front door that leads immediately into the hallway. The principal bedroom sits at the back of the property and is the first room accessed from the hallway to the right hand side, offering double aspect views.

Across the hallway is a further double bedroom with the benefit of built in wardrobes and views to the front of the property. A three-piece bathroom services these two bedrooms.

As you walk through the hallway to the back of the property, you walk into a bright and airy double aspect living room with Crittall windows, a feature fireplace and wooden beams across the ceiling giving this room a lovely, homely feel which also gives access through sliding doors to the rear patio.

The kitchen sits at the end of the property, through from the living room, offering an array of both base and wall level units, space for a dishwasher, fridge, freezer, cooker and breakfast table. A porch completes the accommodation and provides the ideal place for one's utilities whilst providing further access to the small rear patio garden.

**£445,000**



1



2



1

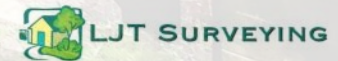
# Ground Floor

Approx. 65.7 sq. metres (707.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

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





## Directions

From the centre of the village turn Left by the Queens Head pub into Chapel Lane. Take the second right into Beechwood Lane and continue along for about 1/4 of a mile. Lester Square will be found on your right hand side.

## Services

Energy Performance Rating: E

Council Tax Band: G

Tenure: Freehold

All mains services connected







## The Situation

The Cottage lies about 3/4 of a mile from the centre of, arguably, one of the most beautiful and sought after villages in The New Forest. The property 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 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.

## Grounds and Gardens

The property itself is access through a split five bar wooden fence that opens up onto a side tarmac driveway that leads to the front door.

The rear patio garden is nicely private and secluded at the back of the property which is accessed via both the living room and porch. This area gives you a perfect outside seating area with a lovely blend of secure fencing and greenery by way of hedging and trees around the back.

## 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.



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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersproperty.co.uk](mailto:burley@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)