



**Honeysuckle Cottage**

*7 Garden Road, Burley, Ringwood, BH24 4EA*

**SPENCERS**  
NEW FOREST









# HONEYSUCKLE COTTAGE

7 GARDEN ROAD • BURLEY

*Honeysuckle Cottage is a delightful two bedroom mid-terrace cottage, located in the heart of Burley village and just a short walk from the open forest. Benefitting from beautiful front and rear gardens and with well-proportioned accommodation over two floors. The property is also offered to the market with no onward chain!*

£395,000



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## The Property

Entering through the front door into the cottage, the staircase rises in front of you to the first floor. On your left, lies the spacious sitting/dining room with front aspect and electric fireplace. There is ample space to have both a cosy sitting area and dining table. An understairs cupboard accessed from this room offers useful storage space. Leading through the hall, offering more useful shelving and storage, provides access to the kitchen. The kitchen has been updated in recent years to offer a beautiful bespoke solid wood kitchen, with lovely brick effect flooring, underfloor heating and French doors leading out onto rear garden. The kitchen offers a built in slimline dishwasher, washing machine and a free standing electric Everhot cooker. The bathroom is situated on the ground floor featuring a bath with shower over, basin and WC.

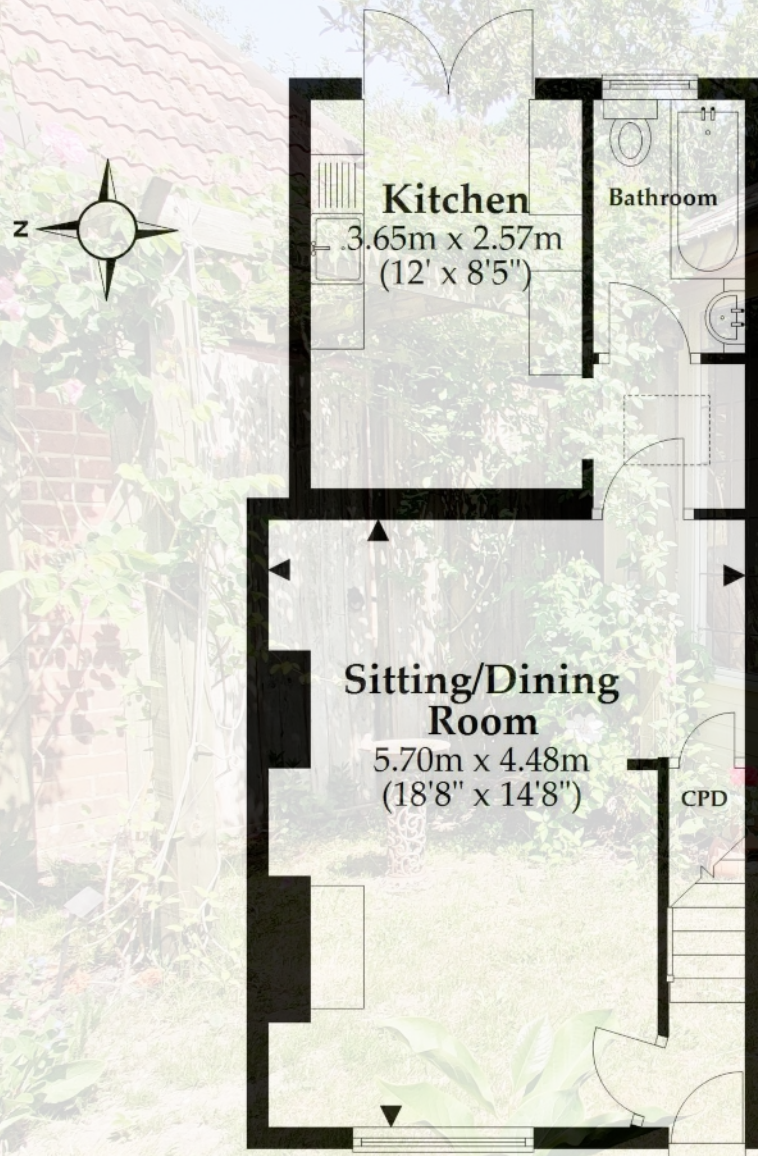
The first floor comprises two double bedrooms, both with built in wardrobes and bedroom one featuring a wash basin and rear aspect views.





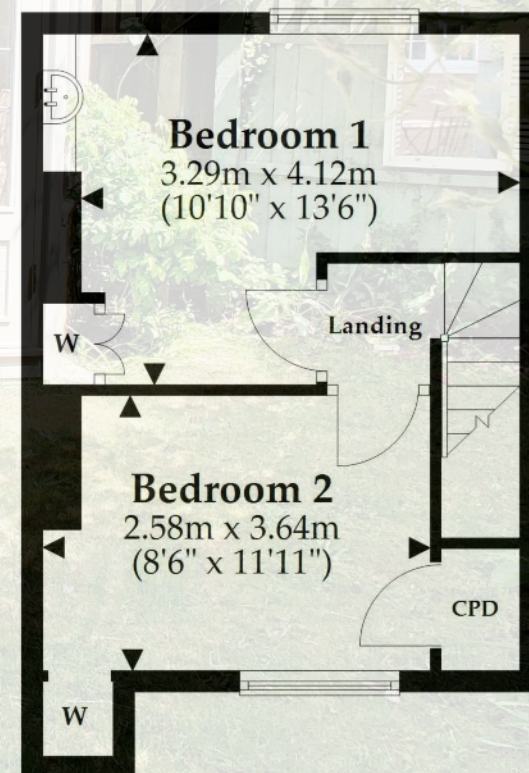
## Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



## First Floor

Approx. 27.2 sq. metres (292.8 sq. feet)



Total area: approx. 68.9 sq. metres (741.5 sq. feet)

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





## Grounds & Gardens

The property is located from a quiet lane, within easy walking distance of the village amenities. The beautiful generous front garden leads you to the entrance of the property, laid to lawn with a pathway leading to the front door and a useful shed. An abundance of mature trees and plants create an attractive approach. The rear garden offers a good sized paved terraced area accessed from the kitchen French doors, with a step up to the area of lawn, where a summer house sits. Mature Rose climbers trees and colorful planting complete this pretty little cottage garden.

## Additional Information

Tenure: Flying Freehold

Council Tax Band: D

Energy performance rating: D Current: 61 D Potential: 81 B

Services: All mains attached

Heating: Gas central heating

Property Type: Mid Terrace

Parking: Street parking

Broadband: Broadband speeds up to 80 Mbps available at the property

## Agents Note

The property is affected by a Flying Freehold.





## Directions

From our office in the village, proceed north along Ringwood Road passing the tea rooms and take the first left into Garden Road. Honeysuckle Cottage will be found shortly on the left-hand side.



## 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.



## Important Notice

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:

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