

PLANNING
PERMISSION GRANTED



Green Pastures

14 Honey Lane, Burley, Ringwood, BH24 4EN

SPENCERS
NEW FOREST



GREEN PASTURES

HONEY LANE • BURLEY • NEW FOREST

Dating back to 1907, this charming four-bedroom property is nestled in a highly sought-after location in the heart of Burley. Meticulously refurbished to a high standard by the previous owners in 2016, this home offers the added advantage of granted planning permission as it comes to market.

£1,450,000





The Property

Embracing the Clough era and its distinctive style, this property radiates character while presenting ample opportunities for expansion and modernization. Upon entry, you are welcomed by a spacious and functional utility area, complete with storage, a butler sink, and provisions for white goods. This seamlessly flows into the charming country kitchen, boasting dining space, generous storage, triple aspect views, and a stunning Lacanche cooker. With space for an American-style fridge freezer and dishwasher, the painted wooden shaker-style kitchen cupboards and quartz worktops offer modern convenience without sacrificing character—a perfect setting for both entertaining and family gatherings.

Moving through, you'll find the original entrance hall, leading to the staircase ascending to the first floor and the cloakroom. The grand sitting room, adorned with a working open fireplace, beckons with its natural light streaming through double aspect views and a picturesque bay window overlooking the rear garden. Adjacent to this space, there are two additional reception rooms, one currently serving as a playful haven with a fireplace, while the other bathes in natural light and functions as a luminous study, boasting a feature fireplace and a working log burner.

Ascending to the first floor unveils four generously proportioned bedrooms, three of which enjoy double aspect views and feature fireplaces that add to their allure and character. Completing this level is the family bathroom, boasting electric underfloor heating, a shower cubicle, a fitted bath, a handwash basin, and a low-level WC.





The Situation

The property lies approximately 1/4 mile from the centre of, 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 a round of golf at Burley Golf Club. There is a mainline railway station at Brockenhurst, offering a direct route to London Waterloo in approximately 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 both easily accessible.

Directions

From the centre of the village, head southwest along Pound Lane. After about 1/4 mile turn right into Honey Lane. The property will be found after approximately 400 yards on your right-hand side.



Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

Mains services for electricity, gas, and water - Private drainage

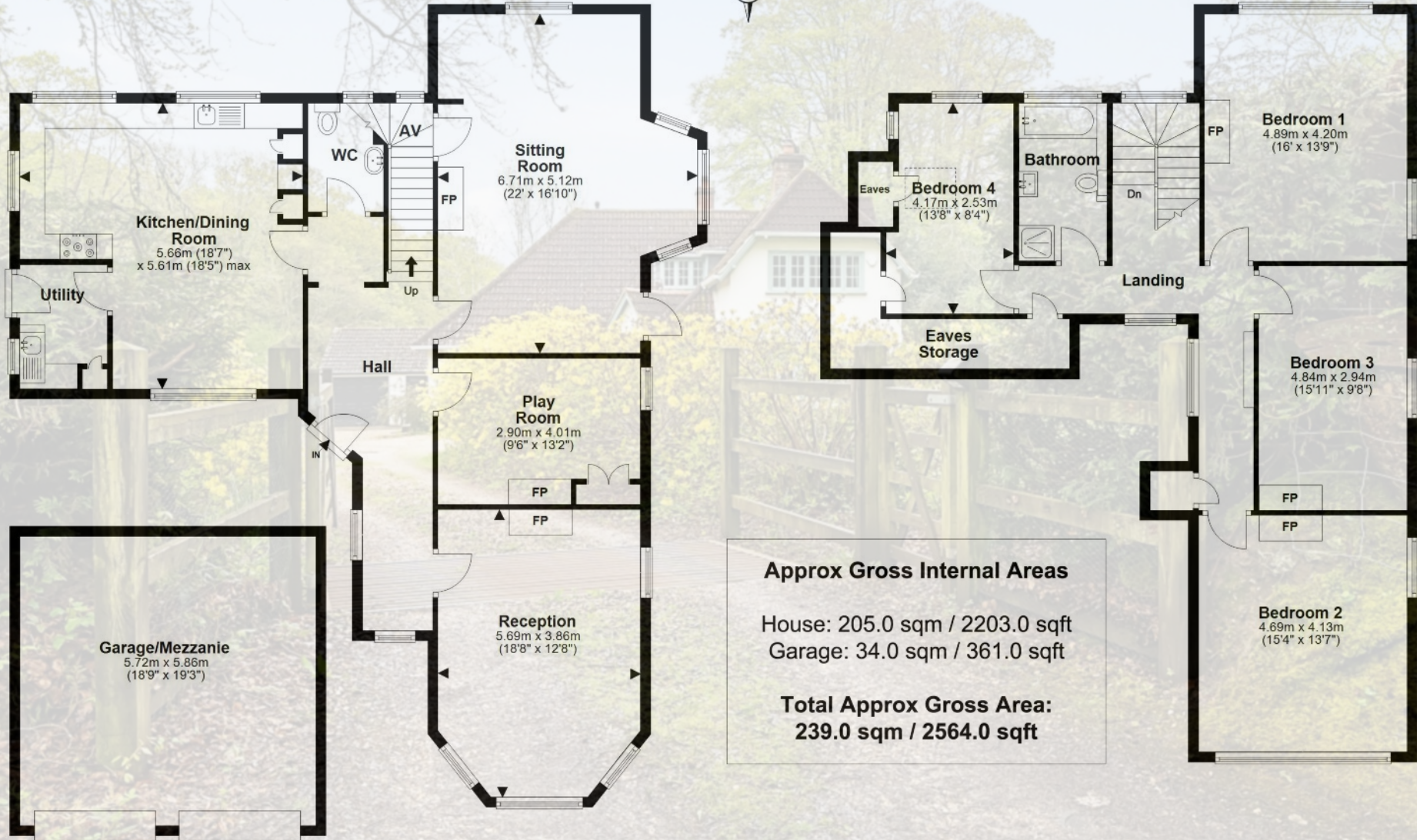




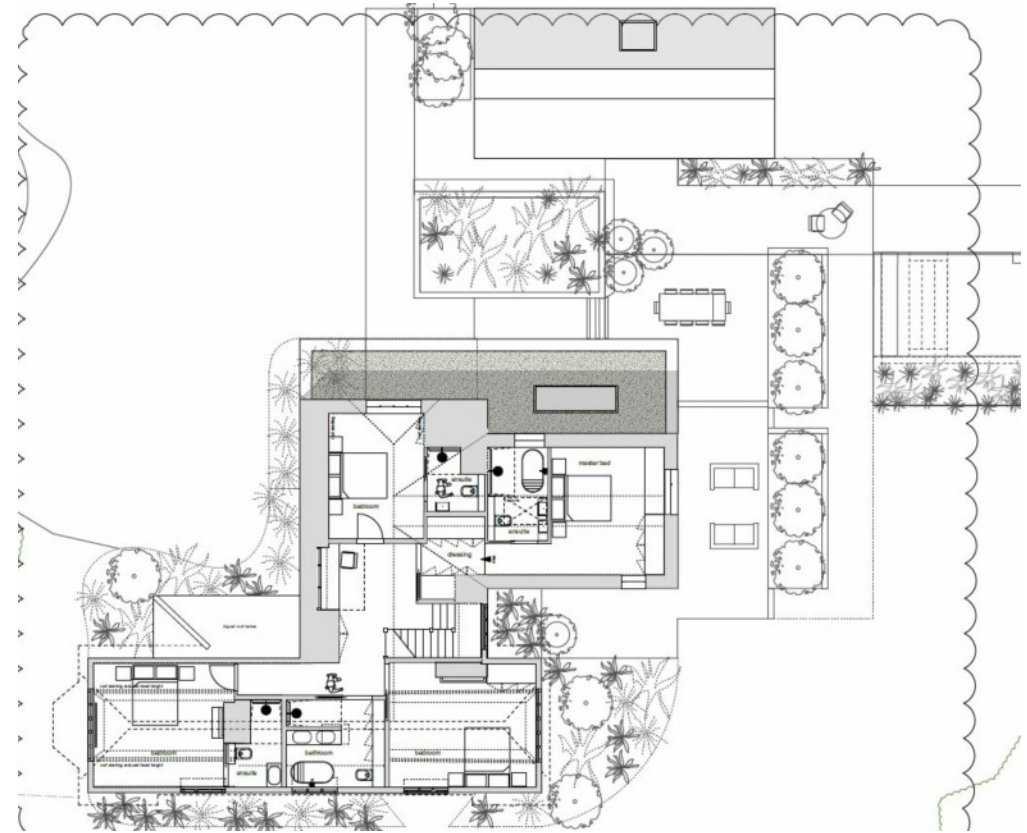
Floor Plan

Ground Floor

First Floor



Proposed Ground Floor



Proposed First Floor

Planning Permission Granted

One and two storey extensions to include covered area, outbuilding, replacement garage, natural swimming pond, alterations to fenestration, terrace (demolition of existing garage).

Further details can be found online on the New Forest National Park Planning Portal, application number: **23/01212FULL**



Grounds & Gardens

The property is set in the centre of its grounds, spanning approximately 1.5 acres. Upon entry through a gateway and over a cattle grid, you are greeted by an expansive driveway providing ample parking for multiple cars.

Surrounding the house are meticulously landscaped gardens, showcasing a working well, expansive lawns, a former tennis court area, mature apple trees, a dedicated children's play area, winding woodland paths, secluded nooks, a small copse, and a charming rockery.

The garden boasts a diverse array of mature trees, predominantly beech, along with a variety of shrubs, including a breathtaking avenue of azaleas lining both sides of the driveway. Certain sections of the garden have been recently re-fenced by the current owners.



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.



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	0.7 miles
Burley Primary School	0.9 miles
St Johns Church	0.9 miles
Burley Manor Hotel	1.0 miles
Burley Golf Club	1.1 miles
The White Buck	1.8 miles
Ballard Private School	7.0 miles
Brockenhurst Mainline Railway Station	8.2 miles
Brockenhurst Tertiary College	8.5 miles
The Pig Restaurant	9.1 miles
Lime Wood House Hotel	9.6 miles



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

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