



Tyrells Way

Tyrells Lane, Burley, Ringwood, BH24 4DA

SPENCERS
NEW FOREST





TYRELLS WAY

TYRELLS LANE • BURLEY

Situated in the highly sought-after village of Burley, this delightful three-bedroom detached home offers a rare combination of charm and opportunity. Set on approximately 1.1 acres of land, the property features two detached stables and comes with granted planning permission for further development.

£1,500,000



3

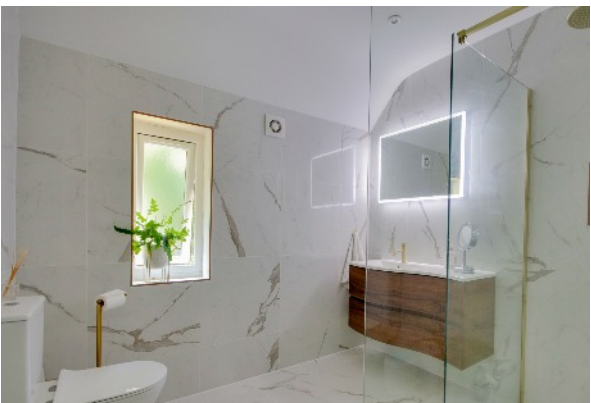


3



2





The Property

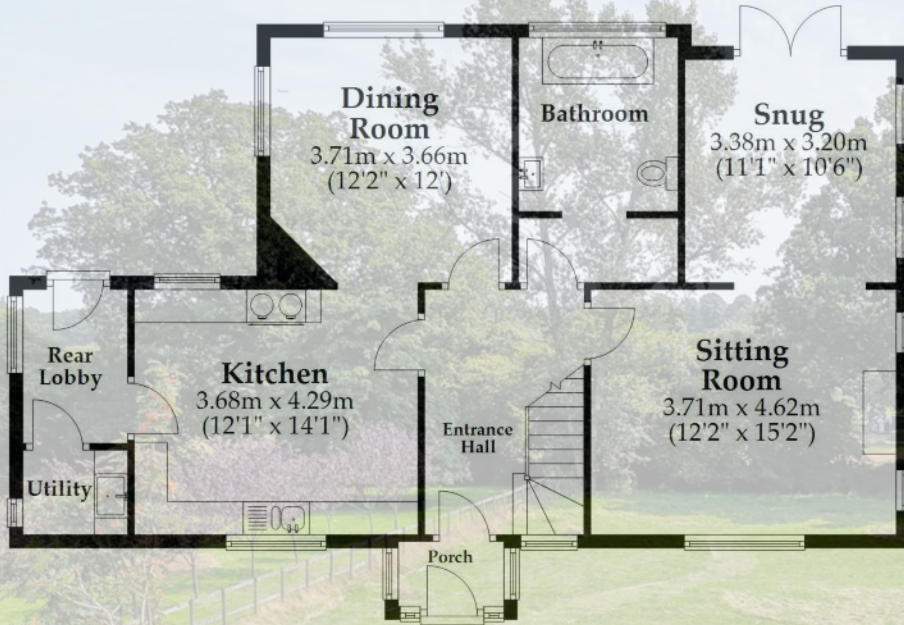
Upon entering the property through the front door, you are welcomed into a spacious entrance hall with beautiful herringbone wooden flooring that extends throughout the ground floor. To the right, you'll find a delightful, newly installed, fully fitted kitchen featuring an Aga. This room enjoys garden views and seamlessly flows into a light-filled lounge and dining area, thanks to the double-aspect windows. Adjacent to the kitchen is a practical utility room with direct access to the side of the house and the garden. The approved planning permission allows for an extension of the existing kitchen, creating an open-plan dining area and family room. Also on this level is an L-shaped sitting room that showcases elegant wall paneling and an inviting open fireplace. This room leads into a garden room, offering charming views over the rear garden—a perfect spot to enjoy your morning coffee. Completing the ground floor is a luxurious bathroom with a sink, WC, and bathtub overlooking the gardens.

The first floor boasts three generously sized double bedrooms and a luxurious family bathroom with a walk-in shower, WC, and sink. Planning permission has been granted for the creation of a fourth double bedroom or a dressing room to form a master suite, complete with a large en-suite bathroom that would accommodate a bath, WC, twin sinks, and a shower.

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 85.6 sq. metres (921.3 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.0 sq. feet)



Outbuilding

Approx. 22.6 sq. metres (243.7 sq. feet)



Stables

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 207.3 sq. metres (2231.7 sq. feet)

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



Grounds & Gardens

The property is accessed through timber gates leading to a large off-road parking area, capable of accommodating multiple vehicles. Here, you'll find a detached garage and two brick-built detached stables. Approval has been granted to replace the existing stables with a double carport and a double garage with office space above.

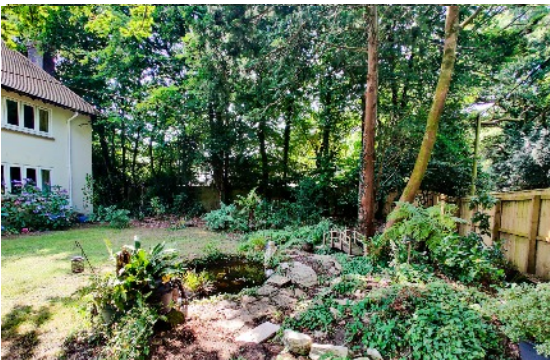
The front of the property features a well-maintained lawn, a pond, and mature plants, all enclosed by a newly erected fence that provides a sense of privacy. The rear garden is also primarily laid to lawn and is enhanced by an array of plants, shrubs, mature trees, and bushes, creating different sections within the garden. A paddock at the back of the plot is separated from the garden by post-and-rail fencing and is conveniently accessible from the garden.

Directions

From the centre of the village head north towards Burley Street. After about a mile Tyrells Lane will be seen on the right-hand side. Proceed along the lane and before you reach the end of the lane the property will be situated on the right.

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.





Situation

Tyrells Way is conveniently located on the edge 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 golf at the many courses in the area including Brockenhurst with its' mainline railway station (8 miles, Waterloo 90 minutes) Burley village is less than a mile distant and the market town of Ringwood is but a short drive (5 miles).

Additional Information

Energy Performance Rating : E Current : 52 E Potential: 75 C

Tenure: Freehold

Council Tax Band: G

Property Type: Detached

Property Construction: TBC

Utilities: Mains electricity, gas, water and drainage

Heating: Gas central heating

Broadband: FFTP - Fibre to the property directly, Ultra fast broadband speeds up to 1000 Mbps available at the property (Ofcom)

Mobile signal / coverage: No known issues, buyer to check with their own provider

Tree Preservation Order (TPO) affecting the property: Yes

Parking: Garage and a private driveway

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com