



The Old Orchard

Burley Lawn, Burley, Ringwood, BH24 4DL

SPENCERS
NEW FOREST





A well-proportioned three/four-bedroom detached home, boasting direct forest access and stunning open views, further benefiting from small holding paddock

The Property

A covered porch provides access to the lobby, which in turn leads into the main hallway and the ground floor accommodation and stairs rising to the first floor. Upon entering the hallway, you are met with bedroom three on your right-hand side. Also on the right-hand side is the dining room/bedroom four which benefits from double aspect views.

To the opposite side of the hallway is a large kitchen/breakfast/family room which benefits from tiled flooring. There are base, wall and drawer units which provide ample storage and built-in appliances together with an Aga cooker and Butler style sink. An external door leads to the garden and a further French door gives access to the rear patio.

The sitting room centers upon a beam, providing a feel of character; an abundance of natural light is provided by triple aspect windows and French doors, which lead out onto the rear garden, providing an ideal outdoor entertaining space. The downstairs accommodation is completed by a bathroom which comprises a three-piece suite.

A staircase leads to the first-floor landing with access to two bedrooms and a shower room. Bedroom one, a double room, has views over the open forest and benefits from built-in wardrobes.

Bedroom two is also a double room with delightful views over the rear garden with fields beyond. Another door leads from this bedroom to a very useful loft room which can be used for storage and is currently being used as an office.

£1,150,000



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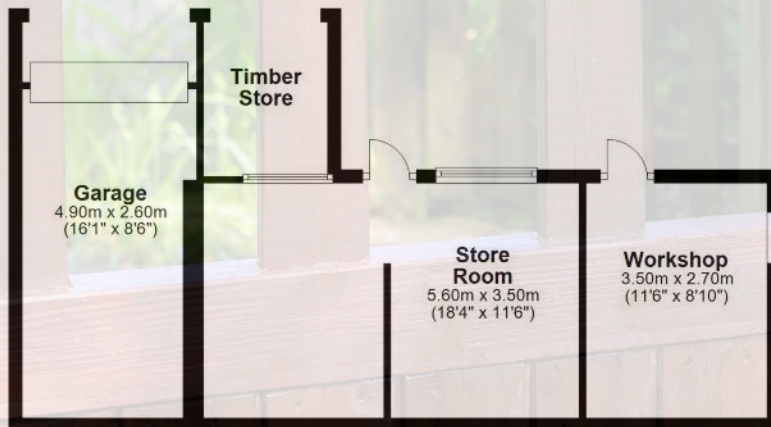
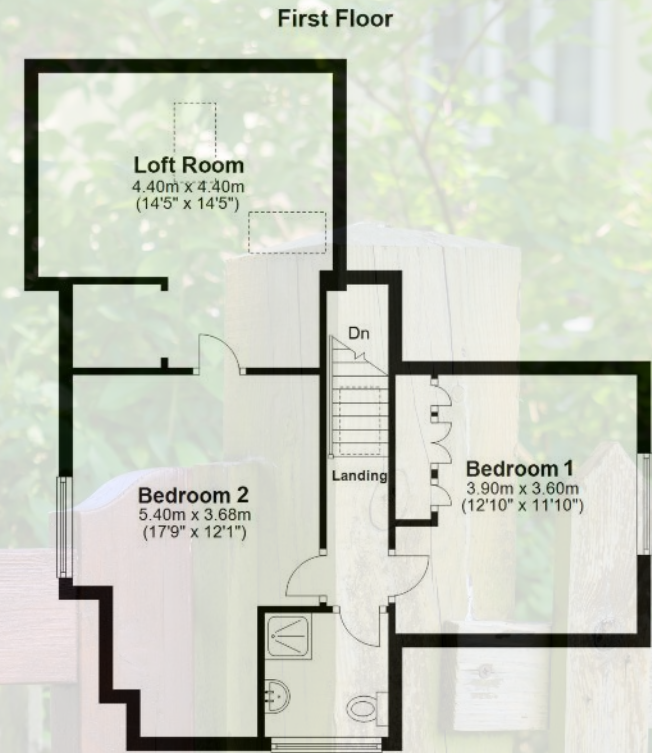
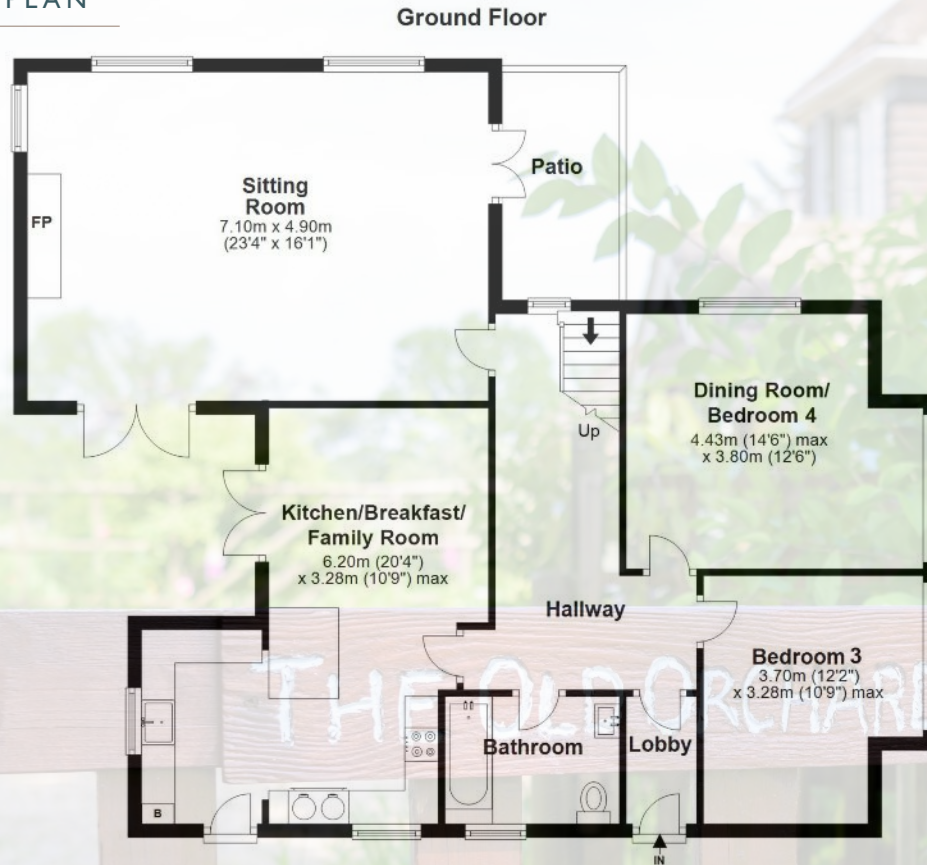


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FLOOR PLAN



Floor Plan

Approx Gross Internal Areas

House: 165.2 sqm / 1778.2 sqft
Outbuilding (not necessarily in correct
position/orientation): 49.8 sqm / 536.0 sqft

**Total Approx Gross Area:
215.0 sqm / 2314.2 sqft**



The property is situated in a highly sought-after village location, set in the very heart of the New Forest National Park

Grounds and Gardens

The property is approached from the ever-popular village location of Burley Lawn, which sits directly opposite the open forest with its stunning views and walks. Access is provided via a cattle grid entrance, leading directly onto a gravel driveway providing off-road parking for numerous cars.

A picket fence breaks off the main area of garden, which wraps around the house and is mainly laid to lawn. The property sits centrally within its plot, giving the house an element of variety, with sunlight encapsulating the property throughout the day.

The plot is encased by an array of fencing, hedgerow and mature trees with the added benefit of a small paddock and stables at the rear. A selection of outbuildings complete the grounds, with a garage located just off the gravel driveway, boasting a useful store room, timber store and workshop.

Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

All mains services connected





The Situation

The Old Orchard lies about a 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 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.

Directions

From the centre of the village, head along Chapel Lane (alongside The Queens Head Pub) and follow the lane for approximately 0.6 miles, before turning right into Burley Lawn. The entrance to the property can then be found after approximately 200 yards on your left-hand side.



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

Burley Primary School	0.7 miles
Burley Golf Club	1.0 miles
A31	2.6 miles
David Lloyd Ringwood	4.8 miles
Ringwood School & Sixth Form	5.7 miles
Waitrose Ringwood	6.2 miles
Hinton Admiral Train Station	6.4 miles
Brockenhurst Train Station	8.1 miles
Mudford Beach	9.9 miles



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

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