



Heathers

14, Clough Lane, Burley, Ringwood, BH24 4AE

SPENCERS
NEW FOREST





A wonderful opportunity to acquire a detached residence, nestled in a quiet position in the sought-after location of Burley Village. Offered to the market for the first time in a generation, 'Heathers' has many highlights indeed.

The Property

This charming home is positioned in a very appealing and convenient location, just moments from the village. This spacious and bright three bedroom house is presented in fine order throughout, yet equally features excellent potential with the chance to renovate and/or extend (subject to the necessary planning permissions). The house therefore could suit many demographics of buyers.

Striking on arrival is the spacious accommodation on offer with a generous front to back reception room flowing effortlessly to conservatory, which is a real highlight of the ground floor. A well-appointed kitchen is at the rear, with a handy serving hatch to the reception area and access to the rear garden. The accommodation is further complimented by a downstairs cloakroom, while there is an integral garage with electric doors, featuring a space ideal for a utility area.

'Heathers' continues to shine upstairs with three generously proportioned bedrooms, including a grand principal bedroom and spacious guest bedroom. Bedroom three could be utilised well as an office/study, while all three bedrooms have fitted wardrobes or built-in cupboards.

£700,000



1



3



1

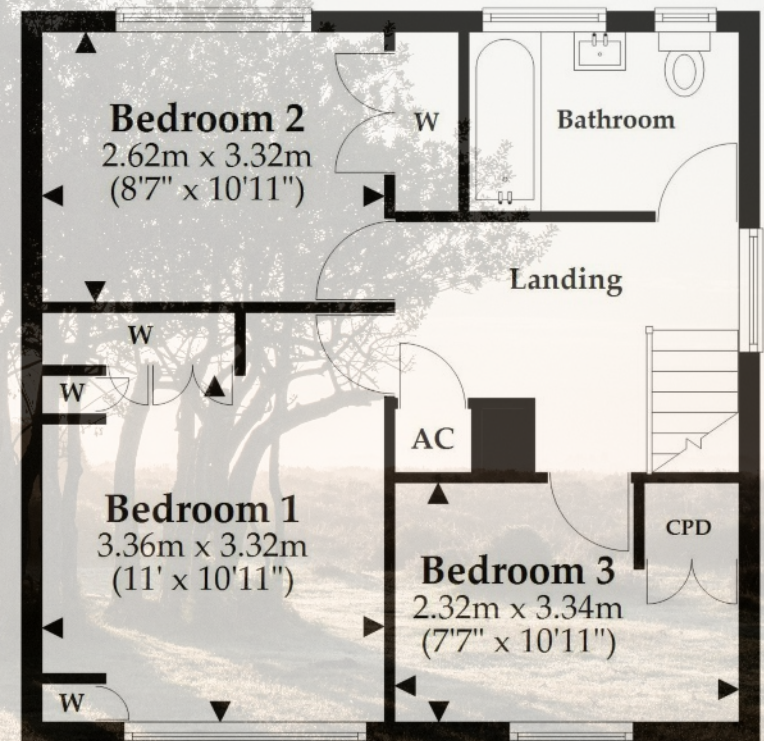
Ground Floor

Approx. 79.1 sq. metres (851.6 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 124.2 sq. metres (1336.8 sq. feet)

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



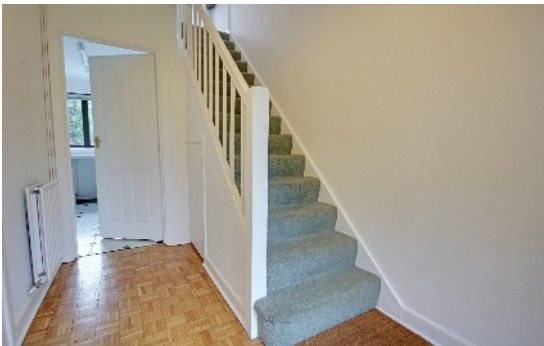
Grounds & Gardens

Those seeking a balance of convenient location, while also featuring generous outside space will be pleased to find a large rear garden, which feels like a welcome retreat and offers both seclusion and privacy and stretches back an impressive distance. The rear garden is mostly laid to lawn with a patio leading out from the conservatory, providing an al fresco dining area.

Set back from the road and a five-bar wooded gate, the driveway features ample parking for several vehicles. There is a lawn area and drive leading up to the garage, while a couple of steps lead up and provide the house with an elevated position.

Directions

From our office in the village, proceed north along Ringwood Road passing the tea rooms and take the second left into Esdaile Lane and then the second right into Clough lane, where the property can be found on the left.



Property Video Tour



Please scan qr code to watch our video tour of the property



The 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.

Services

Energy Performance Rating: D Current: 60 D Potential: 72 C
Council Tax Band: F
Tenure: Freehold

Services: All mains connected
Heating: Gas central heating
Parking: Private driveway and garage

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

Viewing

By prior appointment only with the vendors sole selling 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.





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

www.spencersproperty.co.uk