



Park Cottage

Bennetts Lane, Burley, Hampshire, BH24 4AT

SPENCERS
NEW FOREST





A delightful, double fronted, detached country cottage set in grounds of approximately 0.25 of an acre, in the sought after location of Bennetts Lane in Burley.

The Property

To the front aspect an entrance porch opens into a central entrance hall providing access to a double aspect sitting room with feature fireplace to one side and a study with feature fireplace and Sash window to the other.

At the end of the hallway, a door opens into a generous dining room with a part exposed brick wall and engineered oak flooring, which extends into a bay with windows set either side of a door opening out onto the terrace. Open to the dining room is a kitchen/breakfast room fitted with a comprehensive range of units and appliances to three sides, with additional central island unit. The kitchen/breakfast room features engineered oak flooring and enjoys views over the rear aspect, with a door to the other end opening onto the driveway. Set to the other side of the dining room is a double aspect utility room providing access to a separate cloakroom and the rear garden.

To the first floor, a central landing area extends through the property to provide access to all bedroom accommodation. The double aspect principal bedroom is set to the rear of the property, enjoying elevated views across the rear gardens and neighboring paddocks. This bedroom is complemented by a superb, fully tiled en-suite shower room featuring an oversized walk-in shower with glass screen, rainwater shower head and separate handheld attachment, wash basin and W.C. There are three further bedrooms to this level, two of which benefit from built-in wardrobes and feature fireplaces.

All of the bedrooms enjoy elevated views across different aspects and are served by a modern family bathroom comprising a paneled bath, wash basin and WC.





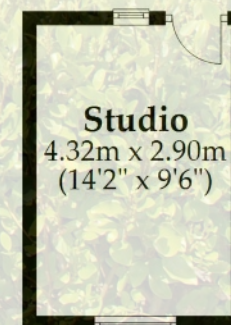
First Floor

Approx. 84.2 sq. metres (906.0 sq. feet)



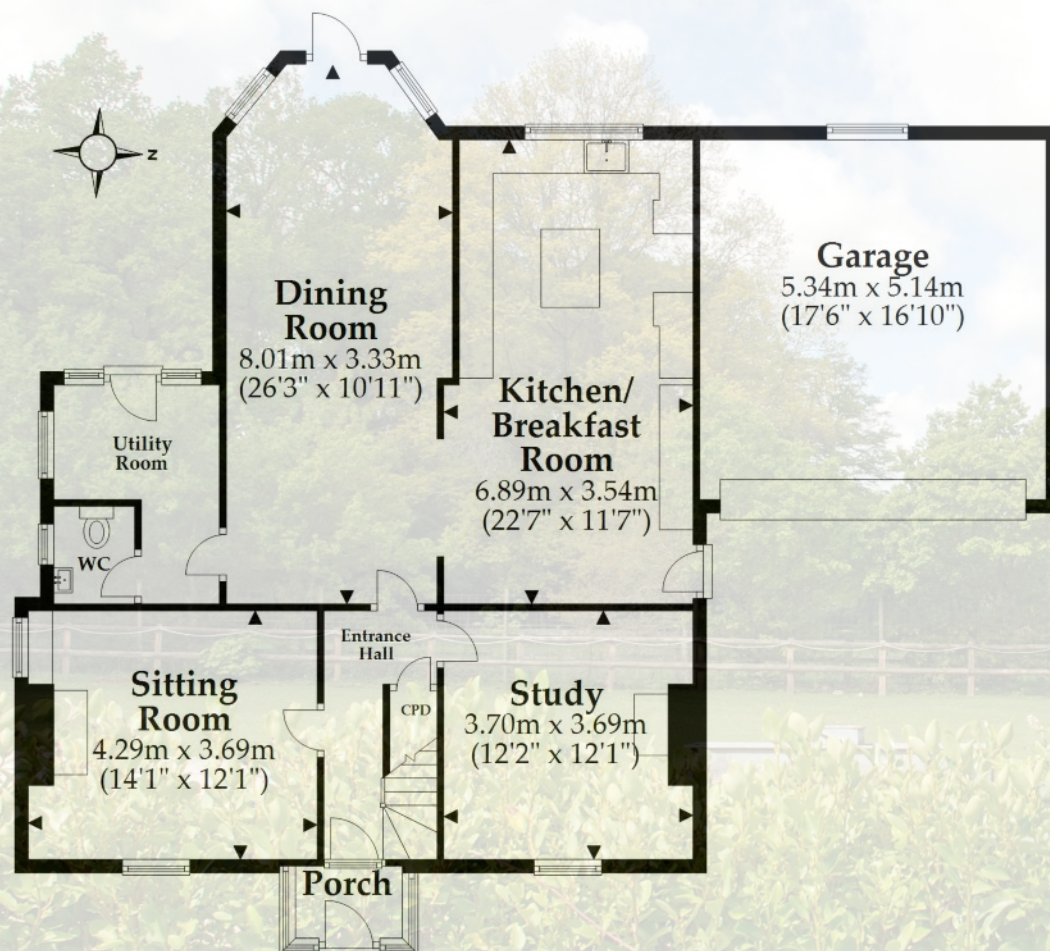
Outbuilding

Approx. 12.5 sq. metres (134.8 sq. feet)



Ground Floor

Approx. 125.4 sq. metres (1350.1 sq. feet)



Total area: approx. 222.1 sq. metres (2391.0 sq. feet)

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



The property has been extensively modernised by the current owner and further benefits from a double garage and detached studio/office.

Grounds & Gardens

A picket gate between hedgerow borders opens onto the front garden, which is predominantly laid to lawn with a pathway leading up to the front of the property and a gated driveway providing access to the garage.

The south-westerly facing rear garden is a particular feature of the property, being mainly laid to lawn with stunning views across neighboring paddock land and access to a useful garden shed on the right-hand side. Adjoining the rear of the property is a paved sun terrace linking to the dining room and providing an ideal space for al'fresco dining.

Studio/Home Office

Situated in the front garden, there is a studio/home office, formed from a brick and timber construction with double glazed windows to the side elevation, a cathedral style window to the front elevation and a porthole window to the rear elevation.

Double garage

Eaves storage. Power light. Window to the rear elevation. Concrete base.

£1,195,000



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The Situation

Park cottage lies just over 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 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.

Directions

From the centre of the village proceed left by the Queens Head Public House into Chapel Lane turning right into Beechwood Lane and at the end turn onto Bennetts Lane. Continue onto Bennetts lane and you will find the property situated on the right-hand side.

Services

Tenure: Freehold

Services: All mains services

Energy Performance Rating: D Current: 60 D Potential: 76 C

Viewing

By prior appointment only with the vendors agents Spencers of the

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.





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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 White Buck	0.1 Miles
Burley Golf Club	0.3 Miles
St Johns Church	0.6 Miles
Forest Leisure Cycling	0.8 Miles
Burley Manor Hotel	0.8 Miles
Highcroft B&B	0.8 Miles
The Burley Inn	0.8 Miles
New Forest Cider	0.9 Miles
Burley Primary School	0.6 Miles



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

The Cross, Burley, Hampshire BH24 4AB

T: 01425 40 4 088 E: burley@spencersnewforest.com

www.spencersnewforest.com