



Acorn Cottage

Pound Lane, Burley, Ringwood, BH24 4EB

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NEW FOREST





ACORN COTTAGE

POUND LANE • BURLEY

A delightful semi-detached, three double bedroom period cottage, having been built circa 1900, located in a prime position in Burley village, a stones throw from open forest and the village amenities. The property retains many original features and boasts character with feature fireplaces. Acorn Cottage is being offered to the market for the first time in 26 years and is presented to a lovely standard.

Offer in excess £750,000



3



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The Property

A tiled pitched roof covering a wooden porch leads into the entrance hall with custom outdoor clothes hanging fixture. The dual aspect living room, with the front aspect overlooking the forest and French doors to the garden, boasts a Clearview wood burner in the original fireplace - a lovely feature of the room. The original solid pitch pine flooring in the far half of the room benefits from underfloor heating. This room features a, high apex roof and large skylight.

The sitting room, where a second Clearview wood burner sits in the original fireplace, features library shelving and also overlooks the front garden and forest opposite.

The kitchen/dining/family room runs across the rear of the property with French doors to the rear garden. Featuring Fired Earth tiled flooring, the majority of this room has under floor heating. The kitchen comprises a bespoke tulip wood kitchen with solid pewter handles and American solid oak, continuous plank work tops with a Bertazzoni Professional six burner cooker with dual fuel oven (gas or electric features). There is a sink, dishwasher and pull out cupboard waste unit to the central island. An electric opening sky-light floods the room with light. The kitchen also offers space for a free standing larder unit. A cloakroom with wash hand basin, W.C. and floor to ceiling cupboard completes the downstairs.



A cottage staircase with large storage space above leads to the first floor landing where there is also a double airing cupboard housing the boiler. Bedrooms one and two have stunning forest views, bedroom one also featuring a fireplace. Both rooms benefit from hanging wardrobe space over the staircase. Bedroom three overlooks the rear garden.

A family bathroom with limestone floor tiling has a large bath with shower over and a non- markable shower screen, Sottini wash hand basin, W.C and bidet.

Ground Floor

Approx. 69.5 sq. metres (748.3 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.3 sq. feet)



Outbuildings

Approx. 19.8 sq. metres (213.6 sq. feet)



Total area: approx. 137.1 sq. metres (1476.2 sq. feet)

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



Grounds & Gardens

A picket gate gives pedestrian access to the front porch and the pretty front garden, laid with gravel and stone paving interspersed with cottage shrubs and plants. A cattle grid leads to a gravel and stone paving driveway with plenty of space for two cars. A patio and gravel area for seating runs across the rear of the property, an ideal space to enjoy alfresco dining. There is access from the garden to a utility with a sink and space for an under counter freezer, washing machine, tumble dryer and further storage. An adjacent covered log store has its original Terracotta flooring.

Two arches lead to the cottage garden, mainly laid to lawn with a vegetable patch, enclosed by trees, hedging, shrubs and perennials. There is a useful workshop with power and a 12' by 8' greenhouse.

Additional Information

Tenure: Freehold

Council Tax Band: E

Energy performance rating: D Current: 65 D Potential: 81 B

Services: All mains connected

Property Type: Semi-detached

Parking: Private driveway

Broadband: Ultra fast broadband speeds up to 80 Mbps is available at the property (Ofcom)

Agents Note

All four main front windows were replaced in 2019 in hardwood to faithfully replicate the cottage's original windows. These are double glazed.





Directions

From the centre of Burley, head south down Pound Lane past the Wathen Bartlett and the property can be found on your right hand side.

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.

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.





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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com