



Bulls Close

Burley Street, Burley, Ringwood, BH24 4DD

SPENCERS
NEW FOREST



BULLS CLOSE

BURLEY STREET • NEW FOREST

Tucked away in Burley Street, lies this charming five-bedroom property which is presented to an extremely high standard throughout and offers flexible accommodation, making it ideal for family living. The property is situated in a sought-after location which is within easy walking distance of the open forest, close to Burley village centre and offers good links to the A31.

£1,550,000





The Property

Access is provided via a spacious entrance porch which leads into a large open plan kitchen/dining/family room, a naturally bright and airy room that is a real focal point of this charming home, benefiting from under floor heating. The kitchen is fully fitted with base and wall level units, Neff double ovens, Neff integrated dishwasher, integrated wine fridge, Quooker tap and space for an American fridge/freezer as well as a Neff induction hob and extractor fan which is inset within a large island unit with breakfast bar. This space also incorporates two pretty bay windows and additional space for a dining table and chairs and an additional seating area/living space. Situated just off from the kitchen is a useful utility room which features a sink, additional storage and space and plumbing for both a washing machine and dryer.

Adjoining the kitchen/family room is a delightful sitting room, which has an attractive bay window, allowing an abundance of light, triple aspect views and patio doors to the rear garden and patio. Additional features include an impressive fireplace with log burner.

Also located on the ground floor are two good sized double bedrooms which have a versatile range of uses. One is currently fitted as a home office/study and features double doors to the garden. Both rooms are near the ground floor bathroom which comprises a fitted bath, shower cubical, low-level WC and hand wash basin, also benefiting from under floor heating.

A staircase rises to the first floor, which houses two generous double bedrooms, both with ensuite bathrooms as well as an additional third bedroom. The principal suite benefits from charming double aspect views across the grounds and countryside beyond and also incorporates a generous walk-in dressing room with ample built-in wardrobe space. The ensuite bathroom is fully fitted with a walk-in shower, fitted bath, hand wash basin and WC.

Bedroom two also enjoys double aspect views over the gardens and also benefits from fitted wardrobe space and an ensuite. Completing the first-floor accommodation is an additional bedroom, spacious airing cupboard and additional storage on the landing.



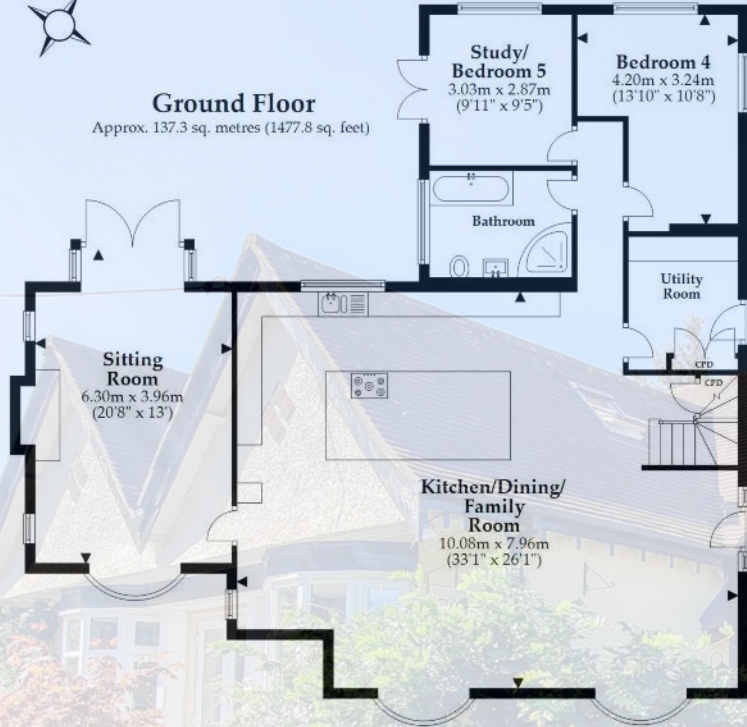






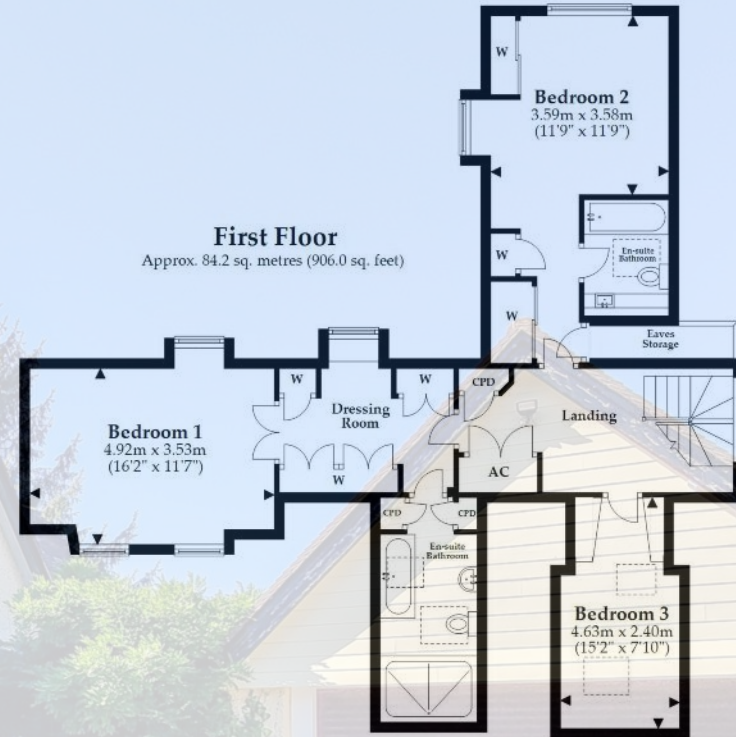
Ground Floor

Approx. 137.3 sq. metres (1477.8 sq. feet)



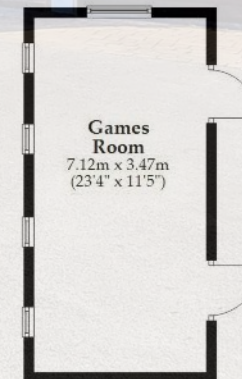
First Floor

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



Outbuilding

Approx. 24.7 sq. metres (265.9 sq. feet)



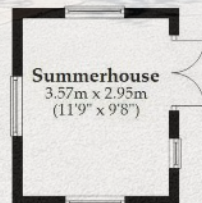
Garage

Approx. 27.2 sq. metres (292.4 sq. feet)



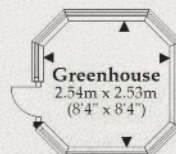
Outbuilding

Approx. 10.5 sq. metres (113.4 sq. feet)



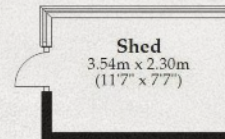
Outbuilding

Approx. 5.9 sq. metres (63.6 sq. feet)



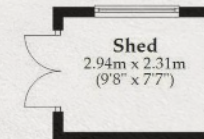
Outbuilding

Approx. 8.1 sq. metres (87.6 sq. feet)



Outbuilding

Approx. 6.8 sq. metres (73.1 sq. feet)



Total area: approx. 304.7 sq. metres (3279.9 sq. feet)

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



LJT SURVEYING



Grounds & Gardens

The property is approached via electric wooden gates and a cattle grid, which lead to a sweeping driveway, providing access to a generous parking area. From here, access is provided to the double garage which benefits from power and lighting and is fitted with electric doors.

The gardens and grounds are truly delightful, they wrap around the entire property and have been designed by the current vendor to bloom throughout the year. To the south-facing front of the property is a large patio accessed via double doors from the kitchen/family room. There is also a lawned area which is complimented by mature beds that have been planted with beautiful shrubs and flowers. Following on from here, around the back of the house, is a Japanese style garden with a patio and pond, providing a private and tranquil area to sit and relax.

The gardens benefit from a summer house which has a seating area to the front, perfect for alfresco dining or enjoying a coffee in the morning. Alongside, there is a wonderful vegetable garden and a delightful paddock with an orchard.

The stables have been converted to make a wonderful pine-clad games room, with power and lighting and a decked area overlooking the paddock and forest beyond; this area would also make a brilliant home office/gym. Additionally, there are extra timber sheds which provide storage for garden furniture and tools.

Directions

From the centre of the village of Burley, head in a northerly direction towards Burley Street. On reaching Burley Street continue past Burley Street Garage and the property will be found after a short distance on the right.





The Situation

Bulls Close is centrally located in arguably, one of the most beautiful and sought after villages in The New Forest and within the National Park. Burley has a local primary school, good local amenities, pubs, restaurants, a Church, village hall and golf course. The property is a two minute walk to the open forest and a fifteen minute walk to Burley village centre and is 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 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 both easily accessible.

Services

Council Tax Band: G

Tenure: Freehold

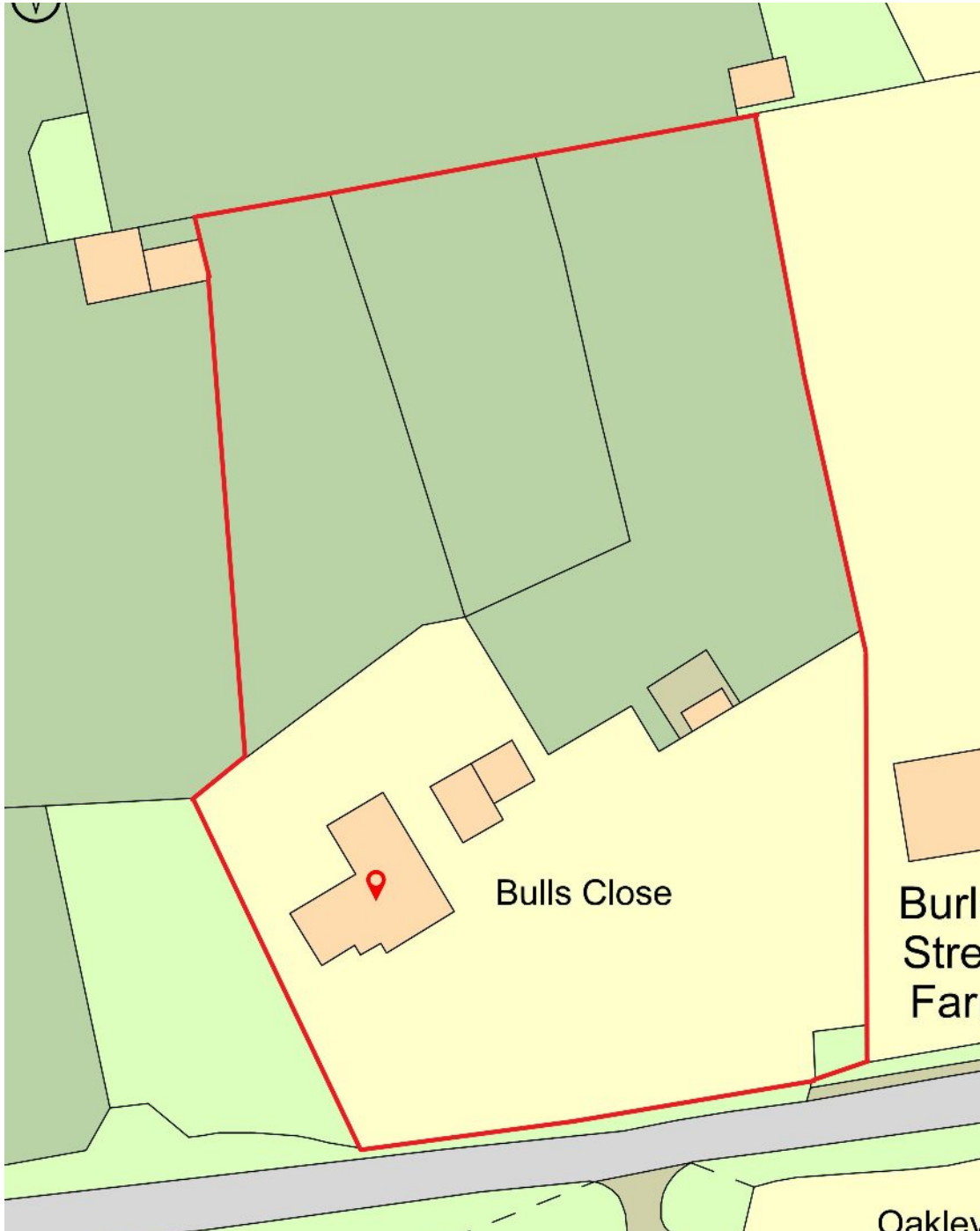
Viewing

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 has a perpetual feeling of having escaped and that you are 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	0.6 miles
Burley Manor Hotel	0.7 miles
Burley Golf Club	0.8 miles
The White Buck	1.5 miles
Ballard Private School	6.7 Miles
Brockenhurst Mainline Railway Station	7.8 miles
Brockenhurst Tertiary College	8.2 miles
The Pig Restaurant	8.8 miles
Lime Wood House Hotel	9.3 miles



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

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