



# Manor Farm Cottage

*Forest Road, Burley, Ringwood, BH24 4DQ*

SPENCERS  
NEW FOREST



# MANOR FARM COTTAGE

## BURLEY • NEW FOREST

*An exceptional country home which has recently been re-built and extended to an extremely high specification. Manor Farm Cottage features interiors designed for luxurious 21<sup>st</sup> century living, generous accommodation spanning three floors and beautiful grounds extending to approximately 3.82 acres. The property is ideally located within the highly sought after village of Burley and sits within a secluded plot which benefits from elevated views of the surrounding countryside and direct forest access.*

### **Key Features:**

#### *Ground Floor*

Reception hall with bespoke staircase • Kitchen/dining room with double set of bi-fold doors • Sitting room • Utility room • Cloakroom and WC

#### *First Floor*

Principal bedroom suite with dressing area and ensuite • Further double bedroom with ensuite • Additional double bedroom • Family bathroom

#### *Lower Ground Floor*

Garden room with bi-fold doors • Two double bedrooms with ensuite bathrooms • Dressing room

#### *Grounds & Gardens*

Sweeping driveway • Off road parking • Double garage • Far reaching countryside views • Wrap around gardens • Patio to rear • 3.82 acres of grounds • More land available by separate negotiation

***Guide Price £3,300,000***







## The Property

Manor Farm Cottage is a classic country residence set within beautiful grounds that benefit from stunning countryside views.

Steps lead to a timber framed covered porch with a front door leading into a spacious reception hallway which centres upon a bespoke made staircase to the lower ground floor and first floor. The sitting room, which extends to in excess of 20ft in length, offers triple aspect views over the side garden.

The kitchen/dining room is arguably the heart of the home, having been meticulously extended to create a vast living and entertaining space which is complimented by broad array of bi-fold doors, allowing for a flood of natural light. The dining area benefits greatly from a generous roof lantern and stunning, far-reaching views across the gardens, grounds and neighbouring countryside as well as access to the rear terrace, which is ideally suited for alfresco dining.

The bespoke kitchen combines the perfect blend of elegance and country living, with Herringbone flooring throughout as well as comprising an array of high-quality appliances, base, wall and drawer level units, additional full height larder cupboard and separate full height fridge and freezer. The kitchen island offers further base level units with work surface over, an induction hob and breakfast bar.

A useful, separate utility room sits off the kitchen, providing a range of additional storage units, additional sink unit and side access to terrace area and garage. Alongside, there is a spacious cloaks cupboard and a ground floor WC.

Stairs rise to the first-floor landing, which houses a useful airing cupboard and additional storage. The principal bedroom suite sits to the rear and benefits from triple aspect views and a balcony with views of the garden. The suite provides ample bespoke dressing units which leads to a generous ensuite shower room.





## The Property Continued...

Bedroom two is a generous double room which benefits from double aspect views, built-in wardrobe space, an ensuite bathroom and French doors leading to a private balcony. Bedroom three is also a spacious double room with benefits from a double aspect and is serviced by the family bathroom, which comprises a modern three-piece suite.

The lower ground floor is a versatile space which would be ideally suited for multi-generational living or as guest accommodation. Currently, this floor is laid out as two double bedrooms, both with ensuite bathrooms. A separate dressing room sits off from bedroom four, giving the potential to create a bedroom suite in the future as well as a spacious under-stairs storage cupboard. The garden room offers a private living space with French doors leading out onto a small patio which is inset within the lawn and has steps leading to the garden.



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5



5

### Lower Ground Floor

Approx. 97.8 sq. metres (1053.2 sq. feet)



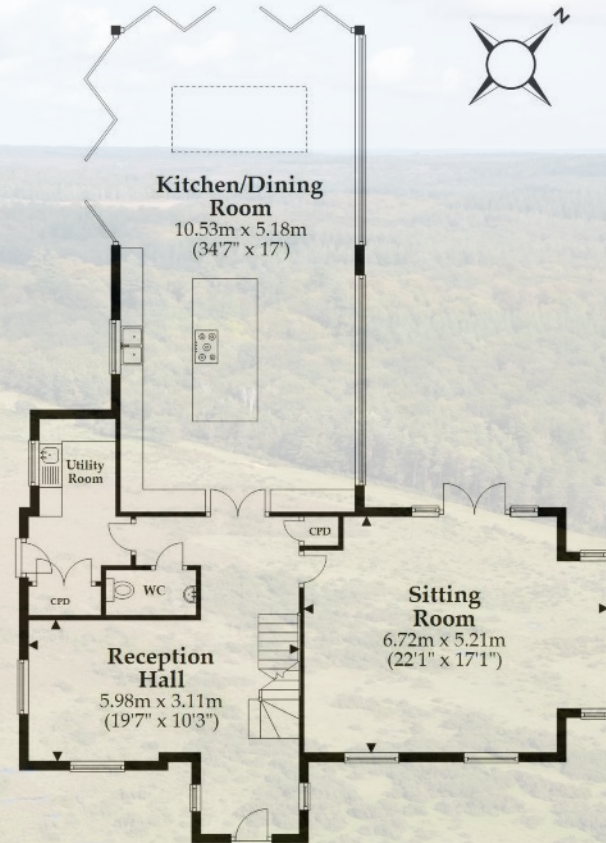
### First Floor

Approx. 90.4 sq. metres (973.2 sq. feet)



### Ground Floor

Approx. 127.9 sq. metres (1376.2 sq. feet)



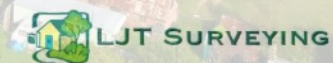
### Garage

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 352.8 sq. metres (3797.9 sq. feet)

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





## Grounds & Gardens

Manor Farm Cottage is set within a charming plot of approximately 3.82 acres of gardens and paddock land. The property sits centrally within its plot, allowing for breathtaking views from each aspect.

A sweeping shingle driveway meanders to the front of the property which offers ample off-road parking and access to the double garage. There is a generous lawned area to the front of the property which is bordered by mature trees.

The garden, which extends to approximately 0.82 acres, wraps around the house and is completely open and is mainly laid to lawn with an impressive patio that flanks the kitchen/dining room, providing the most impressive alfresco dining and entertaining space.

Additionally to the garden, there is a further 3 acres of quality paddock land which could be ideal as a small paddock or meadow.

**Agents Note:** More land is available by separate negotiation.

## Services

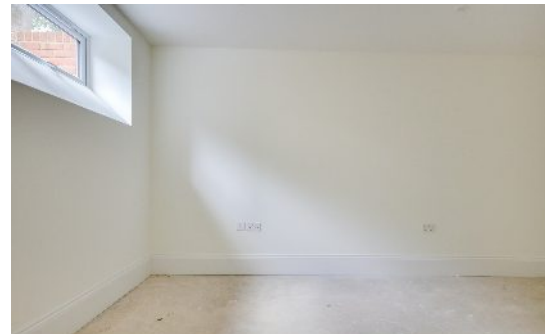
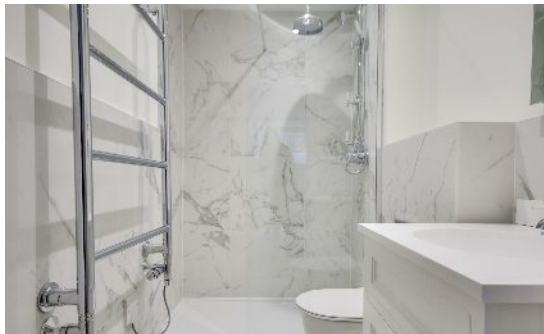
Energy Performance Rating: D

Council Tax Band: G

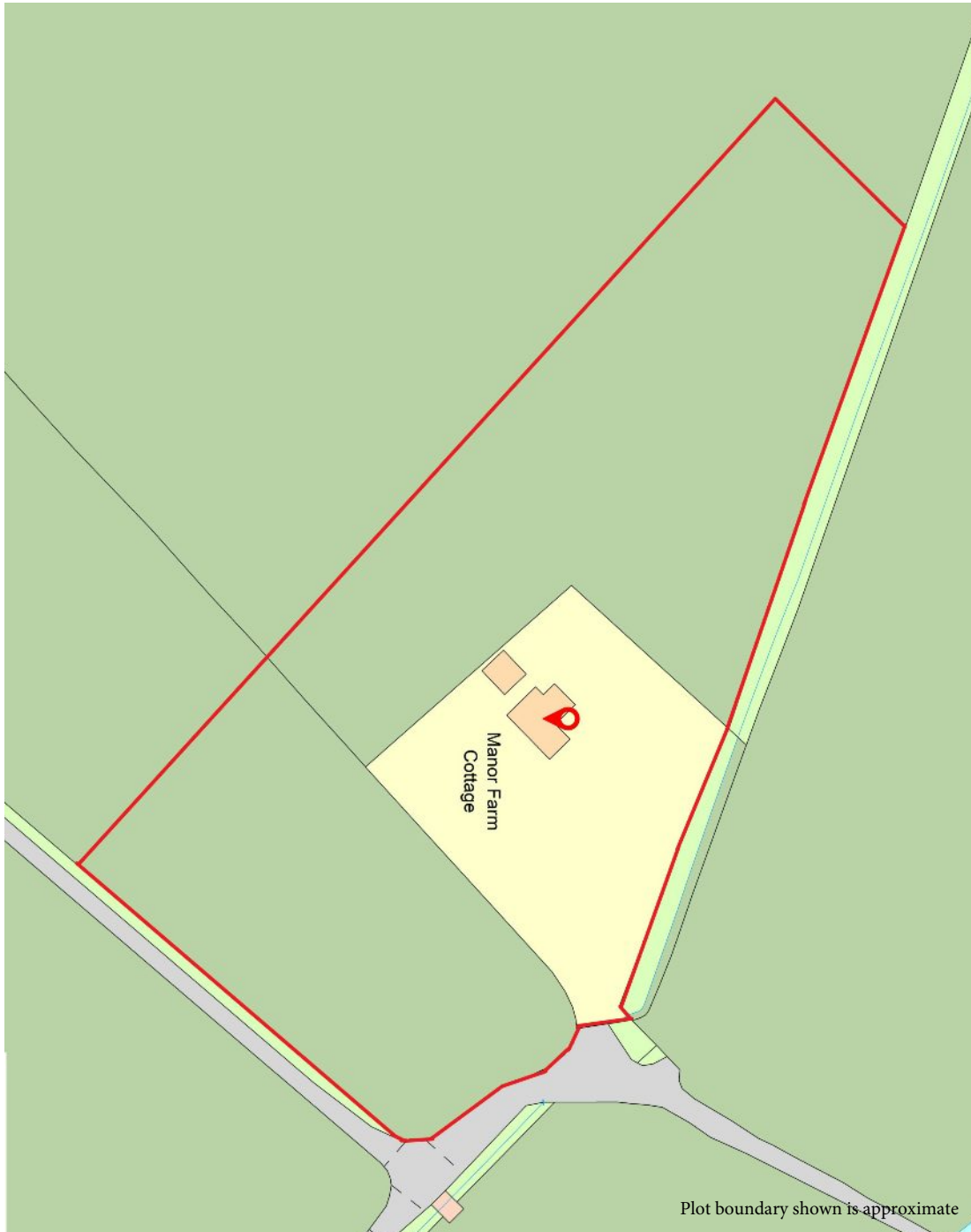
Tenure: Freehold

Mains electricity and water supply

LPG Gas Central Heating - Private Drainage







## The Situation

Manor Farm Cottage lies on the rural outskirts 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.

There are multiple sailing clubs in nearby Lymington (12 miles) and numerous golf courses throughout the New Forest including one in Burley itself. Brockenhurst (8 miles) boasts a mainline railway station (Waterloo 90 minutes) whilst Ringwood (5 miles) provides coach links to the Capital.

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.

## Directions

From our office in the centre of the village, proceed along Chapel Lane for approximately 0.8 miles before turning left onto Forest Road. Proceed on this road for approximately 300 yards, then take the third gravel track on the left hand side. Proceed over the cattlegrid, and follow the gravel track and you will shortly find the property directly in front of you.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.





*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.



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

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