



**Yew Tree Cottage**

*Pound Lane, Burley, Ringwood, BH24 4EF*

**SPENCERS**  
NEW FOREST





# YEW TREE COTTAGE

POUND LANE • BURLEY • NEW FOREST

*Offered to the market with No Forward Chain - A stunning example of a quintessential period New Forest home. Recently extended & refurbished to an exceptional standard with no expense spared by the current owners. This detached cottage offers four bedrooms, four bathrooms and stunning 'lifestyle' kitchen. A short walk from arguably the prettiest village in the New Forest and a few hundred yards away from the open Forest.*

**£1,500,000**







## The Property

A landmark village house dating back to circa 1715 and referenced in “The Records of Burley”. The south facing property is set under a thatched roof with a wisteria clad, whitewashed façade. Belying its age, the cottage has surprisingly large windows and good ceiling heights. Passing through the enclosed porch, the bespoke secondary door opens directly into the spacious sitting room with exposed beams, stone flooring and feature inglenook fireplace. A cosy living space despite measuring over 26ft in length.

The dining room is adjacent to the sitting room with double aspect views, bay window and open fireplace with bio ethanol insert. At the opposite end of the house, there is a similar sized room. Offered as a fourth bedroom with bespoke built-in wardrobe and immediate access to the downstairs shower room, the space works equally well as a TV or family room.









## The Property Continued...

An outstanding feature of the house is the substantial 'lifestyle' kitchen which sits in the heart of the garden to the rear of the property. A triple aspect room with two sets of French doors creating an "inside-outside space". Bespoke, painted, shaker-style kitchen units surround the room and afford exceptional storage. A chef's delight with an induction range cooker set under an impressive chimney, an additional eye-level oven, two dishwashers, multiple sinks with waste disposals, a boiling/sparkling tap and plumbed French-door fridge/freezer. Dekton worksurfaces complete the luxurious space. With entertaining in mind, a central island seats ten or more people. Set under a large roof lantern, the kitchen is flooded with natural light.

A small hallway gives access to the downstairs shower room. A boot room and further scullery with more storage and sink complete the downstairs.



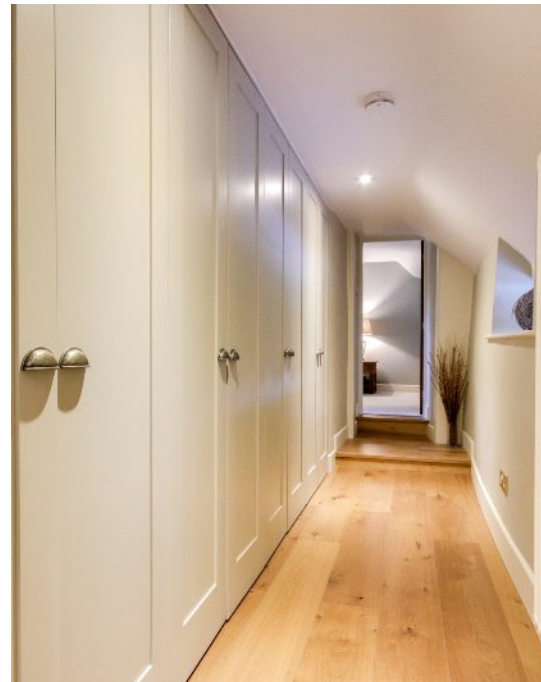




## The Property Continued...

An oak staircase leads to the first-floor landing where you are immediately met with a useful TV/study area. South facing windows with expansive views give a fantastic feel of space and light. The wide French oak floorboards and hardwood doors continue the high-end finish of the refurbishment. The configuration of bedroom three provides a versatile space, where bifold doors offer the ability to open up or close off the room depending on one's use for the property. Plenty of storage is available in the bespoke fitted wardrobes and an airing cupboard. The family bathroom is adjacent, facing the rear of the cottage.

There are bedroom suites at either end of the first floor, each with a luxury shower room furnished with natural stone, bespoke units, large walk-in showers and underfloor heating. The guest room is double aspect with a built-in wardrobe. The principal bedroom is accessed via the impressive dressing room, the length of which is furnished with locally handmade wardrobes and drawers.



## Services

Energy Performance Rating: C

Council Tax Band: G

Tenure: Freehold

All mains services connected

## Directions

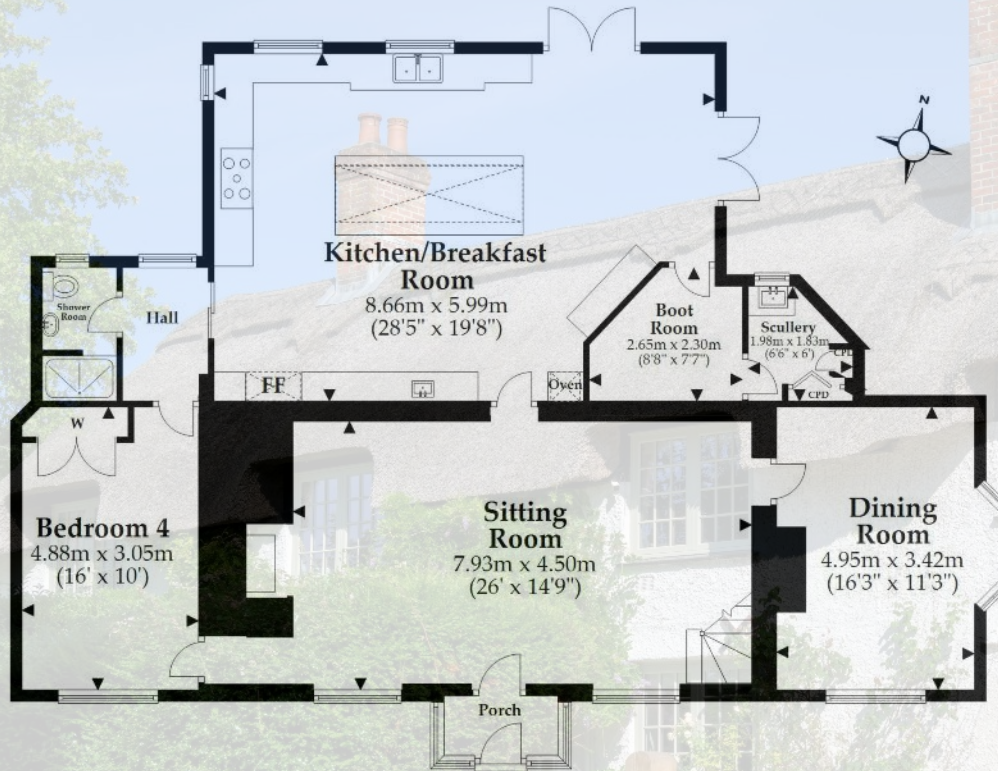
From our office in the village proceed into Pound Lane by the War Memorial. Continue along for 0.5 miles and the property can be found on your right-hand side, just before the bend.





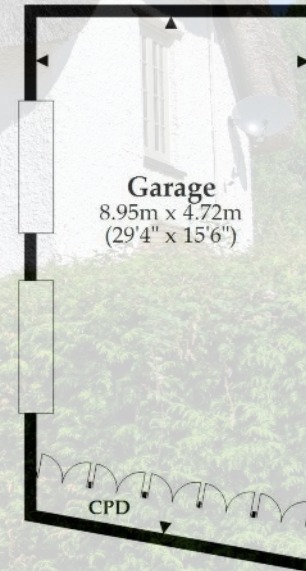
## Ground Floor

Approx. 146.5 sq. metres (1576.7 sq. feet)



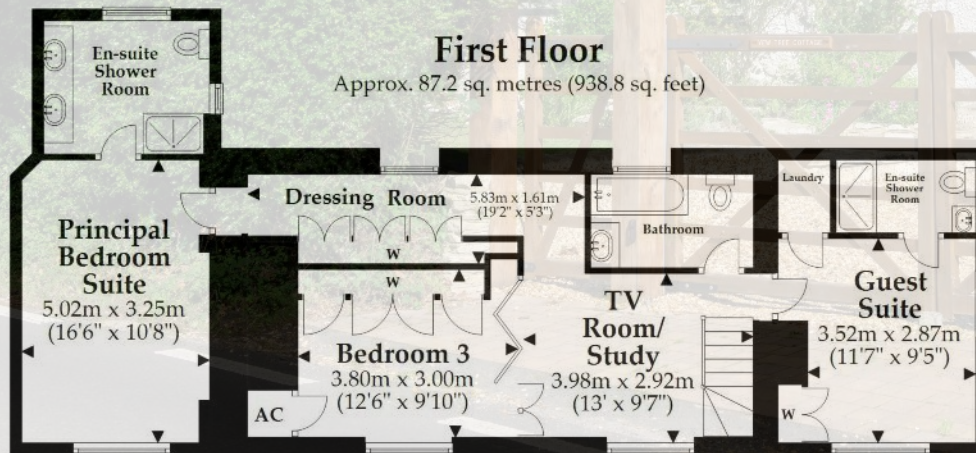
## Garage

Approx. 42.2 sq. metres (454.4 sq. feet)



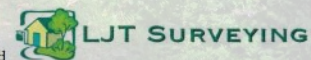
## First Floor

Approx. 87.2 sq. metres (938.8 sq. feet)



Total area: approx. 275.9 sq. metres (2969.9 sq. feet)

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



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.





## Grounds & Gardens

The property is approached through a pair of electric gates and separate pedestrian access which open on to a gravel driveway providing off road parking for several cars. A separate thatched double garage, with Bluetooth enabled Hormann doors has a boarded loft & built in cupboards. The front garden comprises a small area of lawn with mature hedging and rose-beds. A rendered wall separates the rear garden which is beautifully secluded. Mature herbaceous borders, flowering shrubs and trees together with an abundance of David Austin roses create a very colourful, classic cottage garden. A 'shabby chic' summerhouse with hardstand for potential larger outbuilding (subject to plans) sits in the corner. The sunken patio stretching the length of the house with wooden bench surround seating provides another fabulous entertaining area. Sailshade posts and anchor points, external socket, multiple garden taps including hot and cold boot/dog washing station complete the outside amenities.

## The Situation

Yew Tree Cottage is 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 less than a ten-minute walk from the village centre with even closer access to the open forest and is ideally situated to make full use of all the wonderful facilities the New 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 easily accessible.

## 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.

## 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:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersnewforest.com](mailto:burley@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)