



Rose Cottage

Beechwood Lane, Burley, Ringwood, BH24 4AR

SPENCERS
NEW FOREST



ROSE COTTAGE

BEECHWOOD LANE • BURLEY • NEW FOREST

A quintessential example of a New Forest Cottage situated on a quiet forest road in the village of Burley, within walking distance of the village amenities and immediate access onto the forest. This picturesque, detached four-bedroom cottage dates back to the 18th century, with extensions completed in the 1990's to create a flexible family home, whilst retaining period features throughout including wooden beams, open fireplaces and beautiful Terracotta tiles. Set in the middle of manicured grounds approaching half an acre, consisting of lawn, mature hedging and planting; further benefiting from a double garage with a storage room above.

£1,600,000





The Property

Upon entering the property, an entrance hall leads through to the two front reception rooms and gives access to the staircase to the first floor. The spacious sitting room boasts an attractive feature bay window to the front aspect and an impressive inglenook fireplace with log burning stove. To the other side of the entrance hall is a study/snug with an open fireplace and front aspect, leading through to the kitchen. The country style kitchen consists of a selection of wooden wall and base units, a gas fired Rayburn oven, integrated eye-level oven and microwave, integrated dishwasher, double inset Butler sink, additional hob and Terracotta tiled flooring. Leading through to a useful utility/boot room which offers space and plumbing for white goods, an additional sink and a rear door with covered porchway.

The dining hall, laid with parquet flooring, is a light and airy room with French doors out to the rear area of garden. Further benefits include a beautiful brick inglenook fireplace with inset log burner and exposed wooden beams. The garden room features a vaulted ceiling with wooden beams, Velux windows providing additional light and French doors leading out to the front patio, making this a great space for reading or dining in the summer months. This versatile room could also be utilized as a ground floor bedroom, with the benefit of a ground floor shower room and cloaks cupboard, situated just behind this room.

The first-floor landing, with storage cupboards, provides access to the four bedrooms and family bathroom. The principal bedroom is a generous king-sized room with a dressing area combining fitted wardrobes and a double aspect. The property offers three further bedrooms, all of which enjoy pretty views of the surrounding garden. Two of the three bedrooms benefit from fitted wardrobes. The upstairs accommodation is completed by a family bathroom made up of a three-piece suite.



Grounds & Gardens

The property is approached via a driveway laid with gravel, which sweeps around the grounds of Rose Cottage to a large parking area at the rear of the cottage, with access to the double garage.

Mature hedging and trees border the circumference of the garden, providing complete privacy and seclusion. Primarily laid to lawn, the garden wraps around the entirety of the property, approaching half an acre in total with an area of patio to the front, creating an ideal space for alfresco dining.

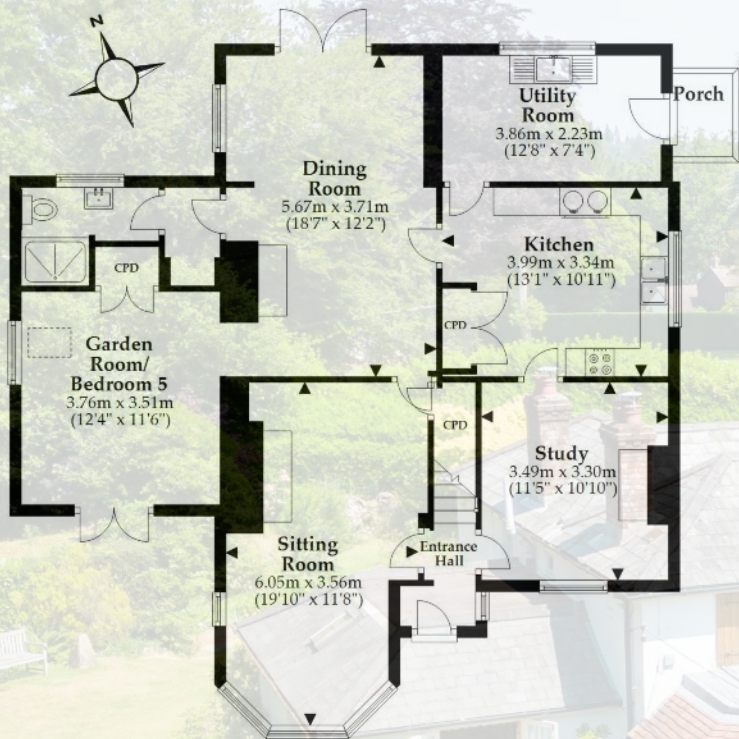
Immediate access to the forest is provided to the side of the property and along Church Lane opposite, the property is ideally positioned for walking out and within easy access of Burley Village.





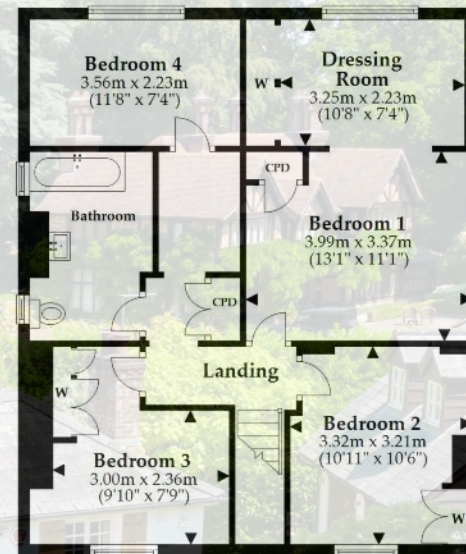
Ground Floor

Approx. 99.9 sq. metres (1074.9 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.4 sq. feet)



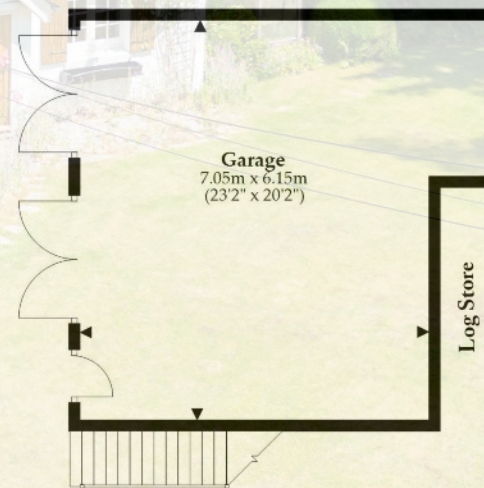
Outbuilding First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



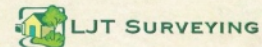
Outbuilding Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 245.5 sq. metres (2642.9 sq. feet)

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









The Situation

Rose Cottage lies approximately half a mile from the centre of, arguably, one of the most beautiful and sought after villages in The New Forest, ideally situated with direct forest access to make full use of all the wonderful features the Forest has to offer. Riding, walking and cycling options are flexible and extensive whatever the weather or time of year with woodland, open heath and forestry commission inclosures all directly accessible.

A wealth of other activities are close by, including sailing at nearby Lymington (12 miles) or golf at one of the many courses in the area. All are supported by high quality forest and waterside restaurants and eateries including The Kitchen at Chewton Glen, Lime Wood Hotel, and The Pig.

Brockenhurst features a highly respected college and mainline railway station (8 miles, Waterloo 90 minutes). The market towns of Ringwood (7 miles) and Romsey (19 miles) are but a short drive away. The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both their airports are easily accessible.

Services

Energy Performance Rating: TBC

Council Tax Band: G

Tenure: Freehold

All mains services connected

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.





Directions

From our offices in the centre of the village, head out along Chapel Lane and take the second right into Beechwood Lane. Continue to the top of the first rise and the property entrance can be found on your left-hand side, just opposite the turning into Church Lane.

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

Shappen Stores	0.5 miles
Burley Primary School	0.6 miles
The White Buck	0.7 miles
Burley Golf Club	0.8 miles
Burley Manor	0.8 miles
Brockenhurst Mainline Railway Station	7.4 miles
Brockenhurst Tertiary College	7.7 miles
The Pig Restaurant	8.3 miles





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

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