



2 Durmast Cottage

Bisterne Close, Burley, Ringwood, BH24 4AZ

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NEW FOREST





A rare and exciting opportunity to purchase this charming semi-detached forest cottage which dates back to the 1920's and was originally built for the gardeners of Durmast House. The property is situated in one of the most desirable locations in the New Forest National Park; with the open forest on the doorstep and also located within easy reach of the village amenities

The Property

Upon entering the cottage, the entrance hallway provides access to the ground floor accommodation and also offers a staircase rising to first floor.

Immediately to the left is a spacious and light cottage kitchen which overlooks the front garden and also benefits from a pantry cupboard and larder.

Another door leads through to a delightful sitting room which comprises a central brick fireplace with a charming log burning stove, enjoying a lovely outlook over the rear garden.

The sitting room is open to the dining room, which benefits from a rear aspect and leads back into the entrance hall. Both the sitting room and dining room are laid with original wooden flooring.

A staircase rises to the first-floor landing, giving access to two double bedrooms, both of which have space for wardrobes and benefit from wonderful views of the rear garden, neighbouring paddocks and open forest beyond.

The spacious family bathroom comprises a bath, WC and basin, completing the first-floor accommodation.

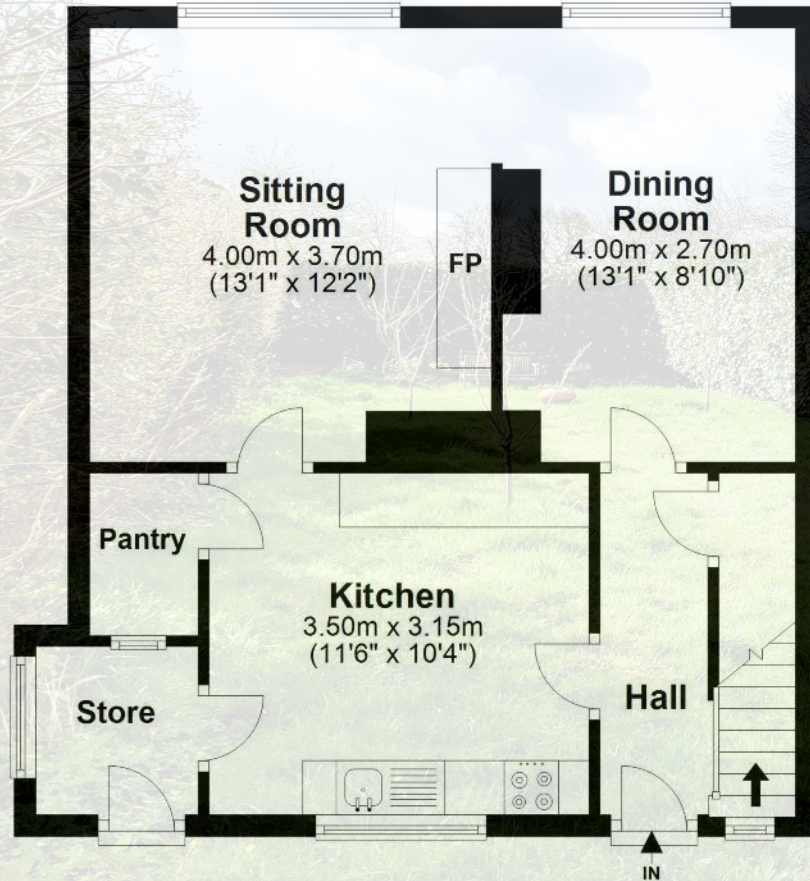
£599,000



FLOOR PLAN

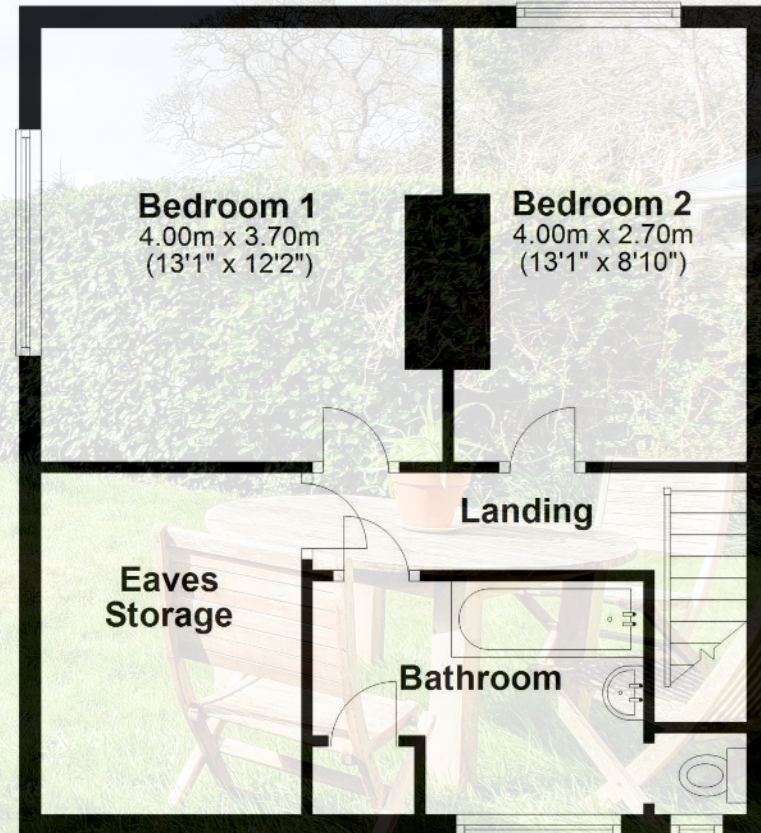
Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



This two-bedroom cottage retains reams of charm and character and would now benefit from a programme of refurbishment, whilst also offering the potential to extend (STPP)

Grounds & Gardens

A wooden five-bar gate provides access to the gravel laid driveway, providing parking for several vehicles. A generous cottage style garden leads to the front of the property. A walkway along the side of the cottage leads to the rear garden, which is laid to lawn and bordered by mature hedge boundaries.

Directions

From the centre of Burley, turn right up Wilverley Road, passing the school and cricket grounds on your left. Continue for approximately 0.9 miles and take the first turn on the left, signposted to The White Buck Pub. Take the first right into Bisterne Close and the property will shortly be found on your right hand side.





The 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.

Services

Energy Performance Rating: E

Council Tax Band: D

Tenure: Freehold

All mains services connected

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.



Tucked away in the lee of wooded slopes, Burley offers a perpetual feeling of having escaped from everyday life and being 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 Manor Hotel	0.3 miles
The Burley Inn	0.2 miles
Burley Primary School	0.4 miles
St Johns Church	0.5 miles
Burley Golf Club	0.6 miles
The White Buck	1.4 miles
Ballard Private School	6.5 miles
Brockenhurst Mainline Railway Station	7.7 miles
Brockenhurst Tertiary College	8.0 miles
The Pig Restaurant	8.7 miles
Lime Wood House Hotel	9.2 miles



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

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