



32 Warnes Lane

*Burley, Ringwood, BH24 4EL*

SPENCERS  
NEW FOREST







*A wonderful family home located in the heart of Burley, ideally positioned within walking distance of all local amenities and the open forest*

## The Property

Upon entering the property is a welcoming entrance hall, immediately to the left hand side is a good-sized family bathroom comprising a low level WC, hand wash basin and fitted bath with an overhead shower.

The kitchen/dining room has been refitted within the last year with a modern stylish kitchen fully fitted with base and wall units and comprising double oven, dishwasher, and sink over looking the rear garden. There is also a very useful utility room/boot room, comprising a further sink, space and plumbing for white goods, along with further storage space and housing the boiler as well as ample space for coats and shoes. The kitchen opens up into a light and airy lounge, benefiting from a multi fuel burner and front aspect. The property further benefits from underfloor heating throughout the ground floor accommodation.

The staircase rises to the first floor, offering three generous sized bedrooms, the principal room with wardrobe space. The bedrooms are serviced by the shower room, which comprises a walk-in shower cubical, low-level WC and hand wash basin.

An additional staircase leads to the second floor landing area with eaves storage, giving access to the fourth bedroom.

**£565,000**



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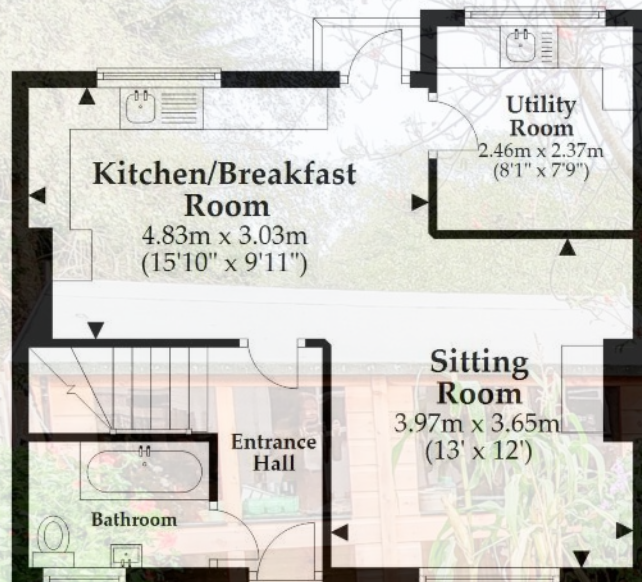
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## FLOOR PLAN

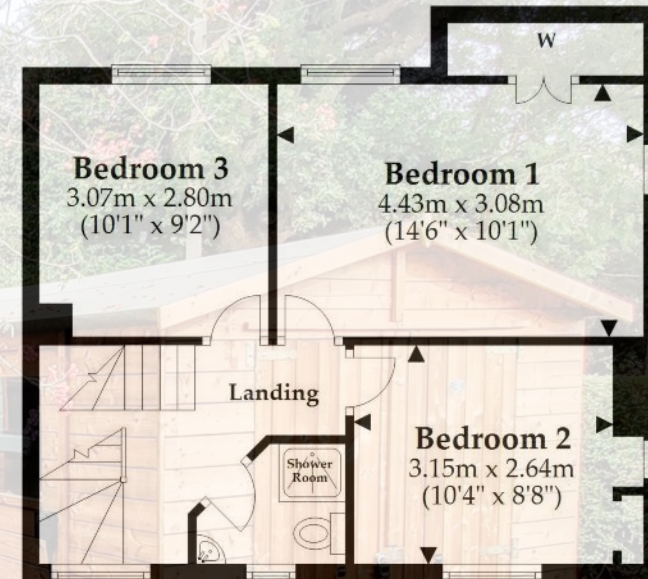
### Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



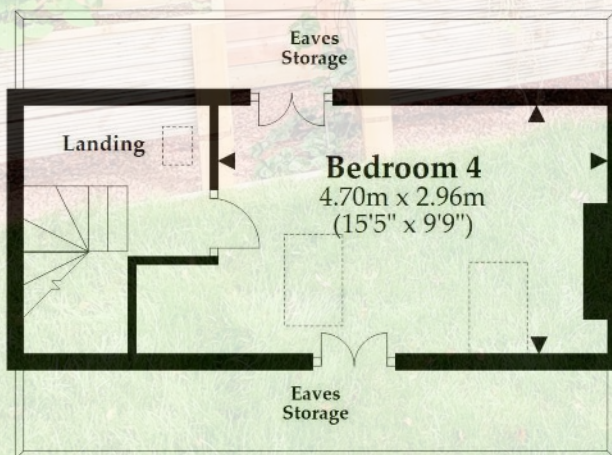
### First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



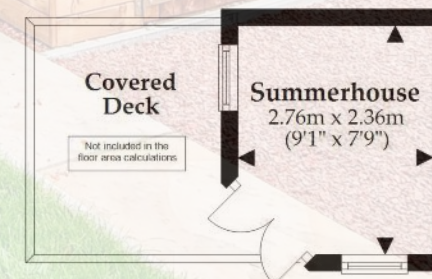
### Second Floor

Approx. 21.0 sq. metres (226.2 sq. feet)



### Outbuilding

Approx. 6.1 sq. metres (65.3 sq. feet)

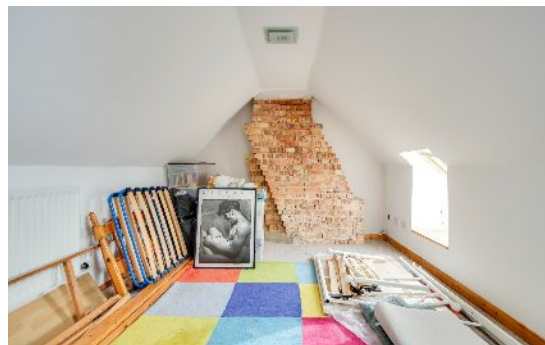
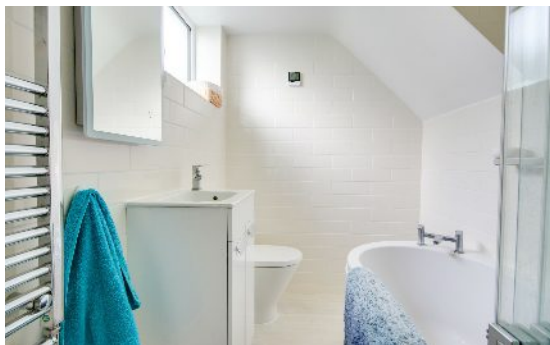


Total area: approx. 115.3 sq. metres (1241.3 sq. feet)

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







*Recently updated and modernised by the current owners, the property provides spacious open plan living and a beautifully landscaped garden, further benefiting from off road parking and summer house*

## Grounds & Gardens

To the front of the property is a lawned area, with a pathway leading to the front door, interspersed with mature shrubbery and trees and enclosed by a picket fence and gate. There is also a walk way with log/bin store and a side gate, providing access to the rear garden

The rear garden has been newly landscaped to provide a low maintenance garden made up of part lawn and part shingle. A large summer house with decking area provides a lovely area for entertaining and dining. A selection of sheds and a greenhouse allow for ample storage and there are attractive raised beds with mature planting. An area for off road parking to the rear of the garden which is screened from the house by the summerhouse, with a double gate giving access onto Warnes Lane.

## Directions

From the centre of the village, turn right into Pound Lane. Take the fourth turning on the right into Warnes Lane. Proceed over the cattle grid and follow the road around the bend and the property can be found on your right hand side.





## The Situation

Warnes Lane 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 both easily accessible.

## Services

Energy Performance Rating: D

Council Tax Band: C

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.







*A honeypot village with ponies wandering down the high street untouched by time and tucked away in the lee of wooded slopes*

## 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

New Forest Cider	0.1 miles
Burley Primary School	0.5 miles
Burley Manor Hotel	0.6 miles
The White Buck	1.0 miles
Bransgore Primary School	3.4 miles
Brockenhurst Mainline Railway Station	5.9 miles
Brockenhurst Tertiary College	6.1 miles
The Pig Restaurant	6.7 miles
Lime Wood House Hotel	7.2 miles





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

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