



Oak Lodge

11 Honey Lane, Burley, Ringwood, BH24 4EN

SPENCERS
NEW FOREST





Situated along a highly sought-after and private forest track, in the heart of the New Forest National Park, lies this generously proportioned three-bedroom detached family residence

The Property

Glazed double doors give access into the entrance hallway, which incorporates a cloaks cupboard and leads to the remaining accommodation. A double aspect sitting room with feature integral gas fire, opens into the spacious dining area with French doors leading out to the rear covered decking with additional seating, creating a wonderful space for entertaining.

The kitchen, extended by the current occupiers, can be accessed from both the hallway and the dining area through an archway. The kitchen incorporates a range of country style base and wall units with laminated wood effect worktops over, integrated fridge/freezer, dishwasher and range-style gas cooker.

To the other side of the property lies three double bedrooms, a family shower room, study area and access into the integral garage. The master bedroom suite enjoys a lovely rear aspect, ample built-in wardrobe space and generously sized ensuite shower room with utilities cupboard which currently houses the washing machine and tumble dryer. Both other double bedrooms are of good sizes, one of which also benefits from built-in wardrobe and cupboard space.

£1,000,000



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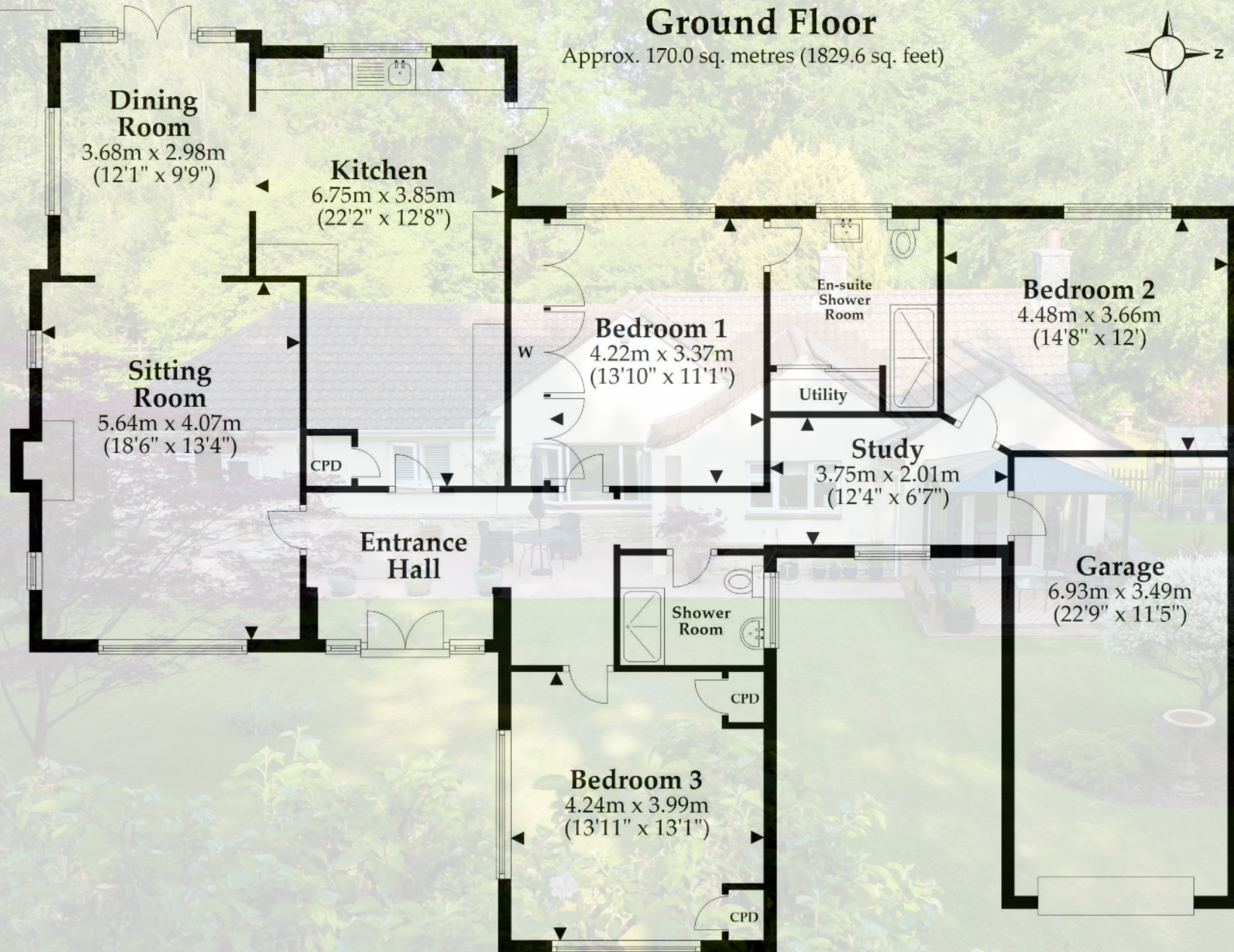


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FLOOR PLAN

Ground Floor

Approx. 170.0 sq. metres (1829.6 sq. feet)



Total area: approx. 170.0 sq. metres (1829.6 sq. feet)

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



The property enjoys grounds approaching half an acre of mature lawned gardens, wrapping around the south westerly aspect of the property; further benefits include a large driveway and single integral garage

Grounds & Gardens

The property sits almost centrally within its plot, which is approaching half an acre. The driveway is accessed via a five-bar gate and cattle grid, leading to the generous off-road parking area to the front and side of the property.

The beautifully maintained lawned gardens wrap around the property to the westerly and southerly aspects of the property. Bordered by mature trees, hedges and shrubs offering privacy and seclusion.

A large area of patio, only laid in recent years, runs along the whole rear area of the property, an ideal area for alfresco dining. The outside area also benefits from a shed, greenhouse and access around both sides of the property.

Directions

From the centre of the village, head southwest along Pound Lane. After about 1/4 mile turn right into Honey Lane. The property will be found after approximately 350 yards on your left-hand side, signposted 'Oak Lodge'.





The Situation

The property lies approximately 1/4 mile from the centre 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. Whether it be sailing at nearby Lymington (12 miles) or a round of golf at Burley Golf Club. There is a mainline railway station at Brockenhurst, offering a direct route to London Waterloo in approximately 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 both easily accessible.

Services

Energy Performance Rating: C

Council Tax Band: F

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

The Burley Inn	0.7 miles
Burley Primary School	0.9 miles
St Johns Church	0.9 miles
Burley Manor Hotel	1.0 miles
Burley Golf Club	1.1 miles
The White Buck	1.8 miles
Ballard Private School	7.0 miles
Brookhurst Mainline Railway Station	8.2 miles
Brookhurst Tertiary College	8.5 miles
The Pig Restaurant	9.1 miles
Lime Wood House Hotel	9.6 miles



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

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