



Southfield House

*Southfield Lane, Burley, Ringwood, BH24 4AX*

SPENCERS  
NEW FOREST









# SOUTHFIELD HOUSE

## SOUTHFIELD LANE • BURLEY • NEW FOREST

*This magnificent character home, dating back to 1902, spans just under three acres, encompassing paddocks and manicured gardens, affording breathtaking views. Situated in an idyllic and serene location along a secluded country lane within the esteemed Burley village, this charming seven-bedroom family residence boasts over 5,400sqft of living space, complemented by convenient equestrian amenities.*

**£2,995,000**

### **Main House**

Kitchen/Breakfast Room • Formal Dining Room • Drawing Room  
Sitting Room • Study/Home Office • Utility Room • Boot Room  
Seven Bedrooms • Four Bathrooms

### **Further Accommodation**

External Gym • External Shower/Changing Room

### **Grounds & Gardens**

Swimming Pool • Open Garage with Adjoining Enclosed Garage  
Ample Private Parking • Gated Entrance  
Approximately 2.85 Acres • Two Stables • Tractor Store









## The Property

A covered porch adorned with ornate tiling leads into a welcoming reception hallway. Here, a cozy sitting room greets you, complete with a bay window and fireplace, perfect for cozy evenings. Adjacent to the sitting room lies the grand drawing room, the centrepiece of the house; boasting tall ceilings, a large bay window, and French doors opening onto the grounds, this room exudes elegance. A central inset log burner with a stone effect surround creates a focal point for formal gatherings.

Across the hallway, a study also boasts a bay window offering breathtaking views of the Croquet lawn and paddocks beyond. There is an oak fitted library with oak storage units below.

Accessible from both the study and hallway, a well-appointed kitchen/breakfast room awaits. Featuring handmade shaker-style units from Kitchen Elegance, a central island with an Italian marble countertop, and an AGA with six-ring gas hob and dual electric ovens, this space is both functional and stylish; complimented by Limestone flooring. A breakfast bar extends from the island, while a generous alcove serves as a pantry with built-in Neff and Miele appliances. The extended rear section of the kitchen floods with natural light from large windows and Velux skylights.

Continuing on the ground floor, a utility room provides additional storage and access to the pool area and gardens. A rear entrance under a covered porch offers storage and a boot room, ideal for muddy wellies after long walks. Rounding off this level is a formal dining room, featuring a corner window and carpeting throughout, as well as a downstairs W/C.

Ascending the stairs to the first floor, you will find a collection of bedrooms and bathrooms. The dual aspect principal bedroom, similar in size to the drawing room, boasts a bay window with seating and panoramic views, along with ample storage. A private entrance leads to a luxurious ensuite bathroom which boasts a Villeroy & Boch double sink unit, bath and spacious shower cubicle adorned with marble tiling.

Two spacious double bedrooms at the front of the property offer stunning bay window views, while a rear double bedroom shares a Jack-and-Jill bathroom, whilst an additional family shower room services this level.

Further stairs lead to the top floor, where three additional double bedrooms await, one of which benefits from an ensuite bathroom and wall-to-wall storage.





## Specification

- Believed to have full 30% Permitted Development Rights remaining
- Benefits from Commoners Rights
- Office and Media rooms are Ethernet hardwired
- Under floor heating throughout Ground Floor except Dining Room and Utility Room
- 4Kw Solar Panels fitted
- Air Source Heat Pump installed for Pool Heating
- 7kw Electric Car Charging Point fitted in Garage

## Services

Energy Performance Rating: C

Council Tax Band: H

Tenure: Freehold

All mains services connected

## Directions

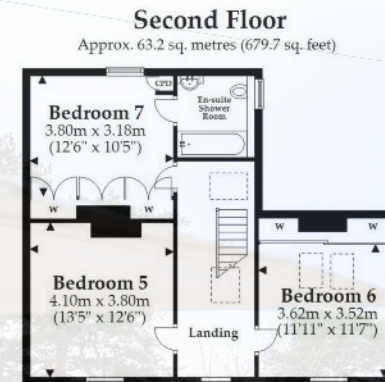
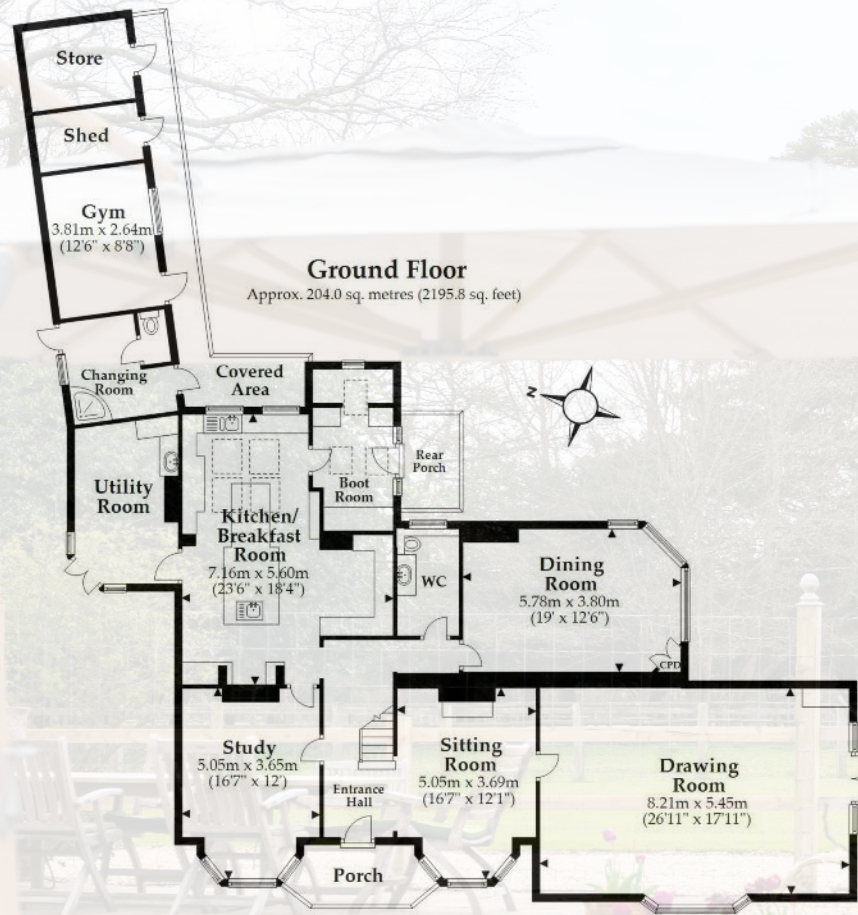
From our offices in the centre of the village, head out along Chapel Lane and take the second right into Beechwood Lane continue for 0.5 miles until you reach Bennetts Lane on your right and follow the bend round to the right. After approximately 200 yards you will reach the entrance to Southfield Lane on your left hand side. Proceed down the gravel track until you reach the gated entrance to Southfield House on your right hand side.



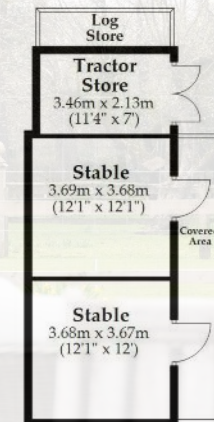








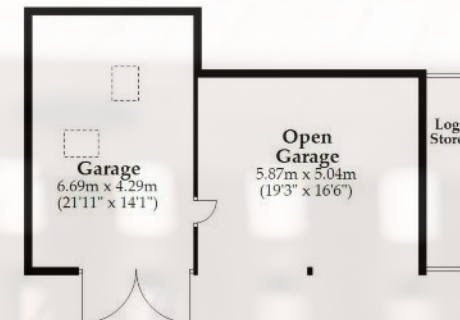
**Outbuilding**  
Approx. 35.2 sq. metres (378.5 sq. feet)



**First Floor**  
Approx. 141.1 sq. metres (1518.3 sq. feet)



**Outbuilding**  
Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 502.2 sq. metres (5405.2 sq. feet)

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





*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 Situation

The property lies in a delightful corner plot on a quiet track about 1 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 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.

## 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.





## Grounds & Gardens

Approaching the property via a gated entrance from Southfield Lane, a gravel driveway leads to the front of the house, offering parking for several cars. An oak framed open double garage and an adjoining enclosed garage provide additional parking and storage. Further benefiting from electric double doors, lighting and a 7kw electric car charging point.

Rear outbuildings house a gym with mirrored walls and air conditioning, along with a changing room and shower, perfect for poolside use.

The family garden, accessible from the kitchen/utility area, features a swimming pool with electric cover and Millboard decking, lush lawns, and a spacious patio for outdoor dining.

Formal gardens at the front of the property provide a serene setting, while paddocks extending over a couple of acres offer an ideal equestrian element, complete with two stables. The two fenced paddocks are served with a summer stable and watering facilities.

Surrounded by woodland, this property offers tranquillity and privacy in one of the most beautiful areas of the forest, perfect for leisurely rides and strolls.







## 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 White Buck                        | 0.4 miles |
| Burley Primary School                 | 1.2 miles |
| Burley Golf Club                      | 1.3 miles |
| Ballard Private School                | 6.0 Miles |
| Brockenhurst Mainline Railway Station | 7.0 miles |
| Brockenhurst Tertiary College         | 7.4 miles |
| Lime Wood House Hotel                 | 9.4 miles |







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

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