



Willow Cottage

Pound Lane, Burley, Hampshire BH24 4EE

SPENCERS
NEW FOREST





A charming and well positioned four-bedroom semi-detached cottage within a moments' walk of the idyllic village of Burley and the open forest with its lovely walks

The Property

The front door leads into the main tiled hallway which in turn gives you access to the downstairs accommodation. A bright and airy dining room sits to the left of the hallway which offers a formal dining area and French doors leading out to the garden.

The kitchen/breakfast room offers both low and eye level units with wooden work surfaces and built in cooker and sink. Stairs lead from here up to the first floor. From the kitchen you enter a sitting room with in-set log burner and French doors that gives further access to the garden.

At the back of the main hallway a study area leads through into a utility room, downstairs W/C and lean to with access to garden.

Stairs from the kitchen take you up to the first floor where there are four good sized bedrooms, one of which has built in wardrobes and also a three piece family bathroom.

£665,000



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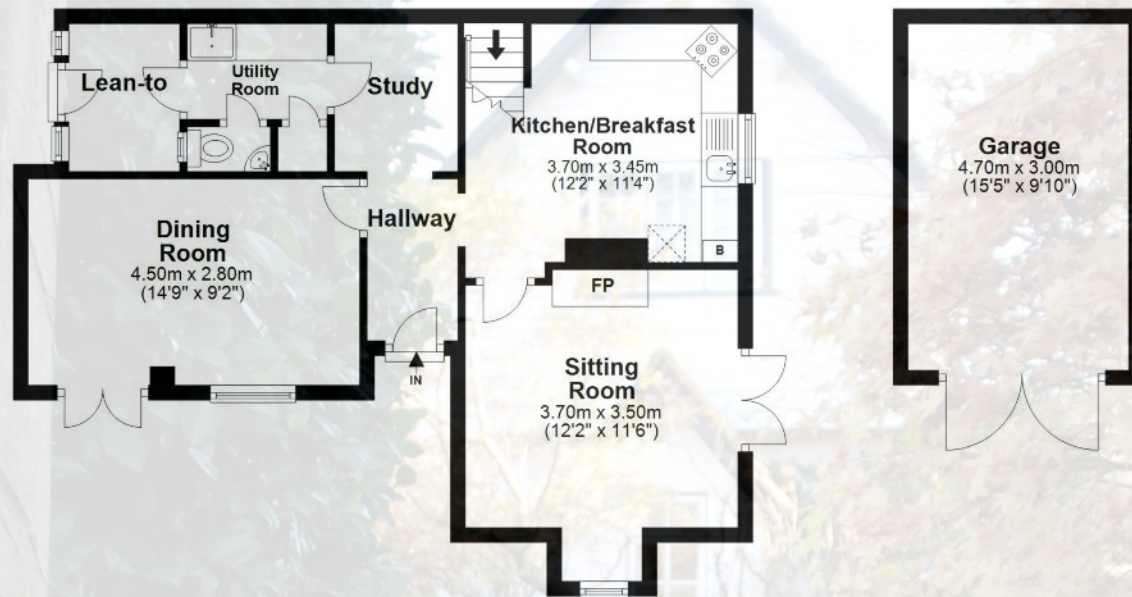
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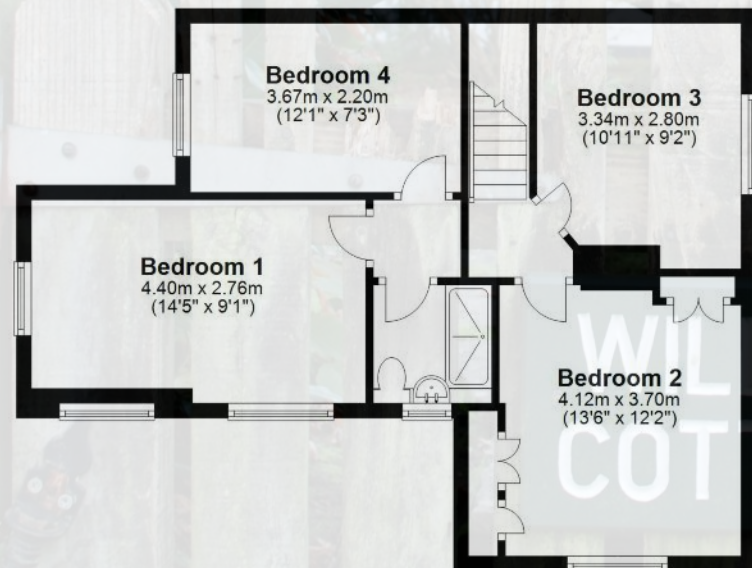
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FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 104.6 sqm / 1125.9 sqft
Garage (not in correct position/orientation):
14.1 sqm / 151.8 sqft

Total Approx Gross Area:
118.7 sqm / 1277.7 sqft



Further benefits include being offered to the market with no onward chain

Grounds & Gardens

The garden for the property predominantly sits at the front of the main house with access from both the living and dining room. A patio area wraps around the front of the house from the dining room to the front door with stepping stones to a small garden section that sits off the living room and a gate that leads to the garage.

A couple of stairs lead down from the patio to generous lawned garden. This area is predominantly bordered by hedging and fencing with a picket gate giving you access from the front.

A further area sits to the right of the house through a five bar gate, which gives access for another property, the garage and further parking area.

Directions

From our office in the village proceed into Pound Lane by the War Memorial. Continue along and the property will be found after a few hundred yards on the left hand side.





The Situation

Willow Cottage is centrally located in arguably, one of the most beautiful and sought after villages in The New Forest and within the National Park. Burley has a local primary school, good local amenities, pubs, restaurants, a Church, village hall and golf course. The property is less than a ten minute walk from both the village centre and the open forest and is 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 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

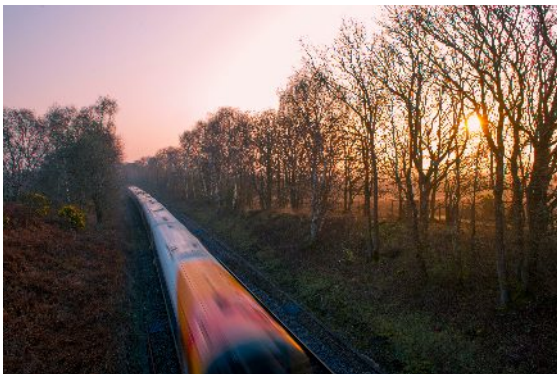
All mains services are connected
Energy Performance Rating: D
Tenure: Freehold

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

Burley Primary School	0.3 miles
Burley Manor Hotel	0.5 Miles
Burley Golf Club	0.6 Miles
The White Buck	0.9 Miles
Twin Oaks Medical Centre	3.3 Miles
Brockenhurst Tertiary College	5.9 miles
Sway Mainline Railway Station	4.9 miles
Brockenhurst Mainline Railway Station	5.7 miles
The Pig Restaurant	6.6 miles



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

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