



Manor Farm Cottage

Forest Road, Burley, Ringwood, BH24 4DQ

SPENCERS
NEW FOREST



MANOR FARM COTTAGE

BURLEY • NEW FOREST

An exceptional country home which has recently been extended to an extremely high specification. Manor Farm Cottage features interiors designed for luxurious 21st century living, generous accommodation spanning three floors, beautiful gardens with additional acreage extending to approximately 3.8 acres and a large storage barn. The property is ideally located within the highly sought after village of Burley and sits within a secluded plot which benefits from elevated views of the surrounding countryside and direct forest access.

Key Features:

Ground Floor

Reception hall with bespoke staircase • Kitchen/dining room with double set of bi-fold doors • Sitting room • Utility room • Cloakroom and WC

First Floor

Principal bedroom suite with dressing area and ensuite • Further double bedroom with ensuite • Additional double bedroom • Family bathroom

Lower Ground Floor

Garden room with bi-fold doors • Two double bedrooms with ensuite bathrooms • Kitchenette/utility area

Grounds & Gardens

Sweeping driveway • Off road parking • Double garage • Far reaching countryside views • Wrap around gardens • Patio to rear • 3.82 acres of grounds • More land available by separate negotiation

Guide Price £2,950,000







The Property

Manor Farm Cottage is a classic country residence set within beautiful grounds that benefit from stunning countryside views.

Steps lead to a timber framed covered porch with a front door leading into a spacious reception hallway which centres upon a bespoke made staircase to the lower ground floor and first floor. The sitting room, which extends to in excess of 20ft in length, offers triple aspect views over the garden.

The kitchen/dining room is arguably the heart of the home, having been meticulously extended to create a vast living and entertaining space which is complimented by broad array of bi-fold doors, allowing for a flood of natural light. The living area benefits greatly from a generous roof lantern and stunning, far-reaching views across the gardens, grounds and neighbouring countryside as well as access to the rear terrace, which is ideally suited for alfresco dining.

The bespoke kitchen combines the perfect blend of elegance and country living, with Herringbone flooring throughout as well as an array of high-quality appliances, base, wall and drawer level units, additional full height larder cupboard and separate full height fridge and freezer. The kitchen island offers further base level units with work surface over, an induction hob and bench seat.

A useful, separate utility room sits off the hall, providing a range of additional storage units, additional sink unit and side access to terrace area and garage. Alongside, there is a spacious cloaks cupboard and a ground floor WC.

Stairs rise to the first-floor landing, which houses a useful airing cupboard and additional storage. The principal bedroom suite sits to the rear and benefits from triple aspect views and a balcony with views of the garden. The suite provides ample bespoke dressing units which leads to a generous ensuite shower room.





The Property Continued...

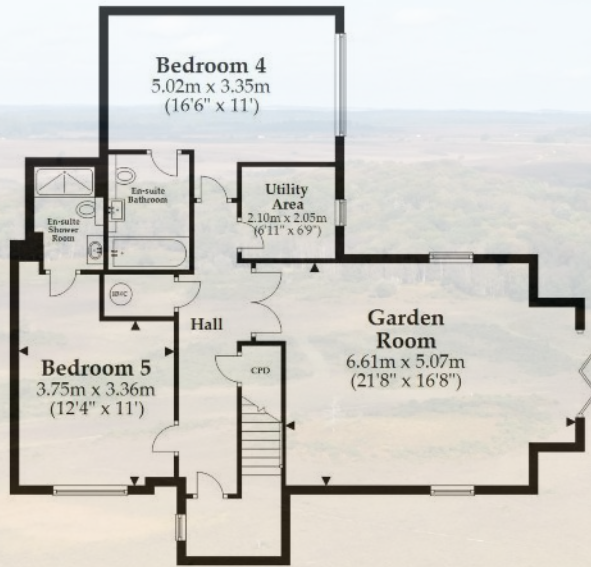
Bedroom two is a generous double room which benefits from double aspect views, built-in wardrobe space, an ensuite bathroom and French doors leading to a private balcony. Bedroom three is also a spacious double room with benefits from a double aspect and is serviced by the family bathroom, which comprises a modern three-piece suite.

The lower ground floor is a versatile space which would be ideally suited for multi-generational living or as guest accommodation. Currently, this floor is laid out as two double bedrooms, both with ensuite bathrooms. A separate kitchenette/utility area sits off from bedroom four, giving the potential to create a bedroom suite in the future as well as a spacious understairs storage cupboard as well as a separate airing cupboard. The garden room offers a private living space with French doors leading out onto a small patio which is inset within the lawn and has steps leading to the garden.

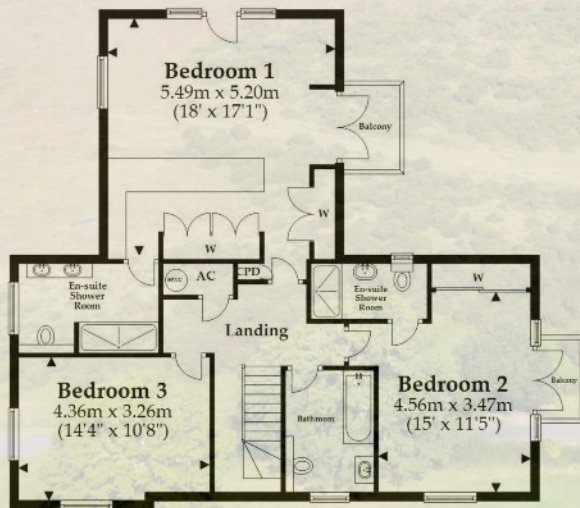


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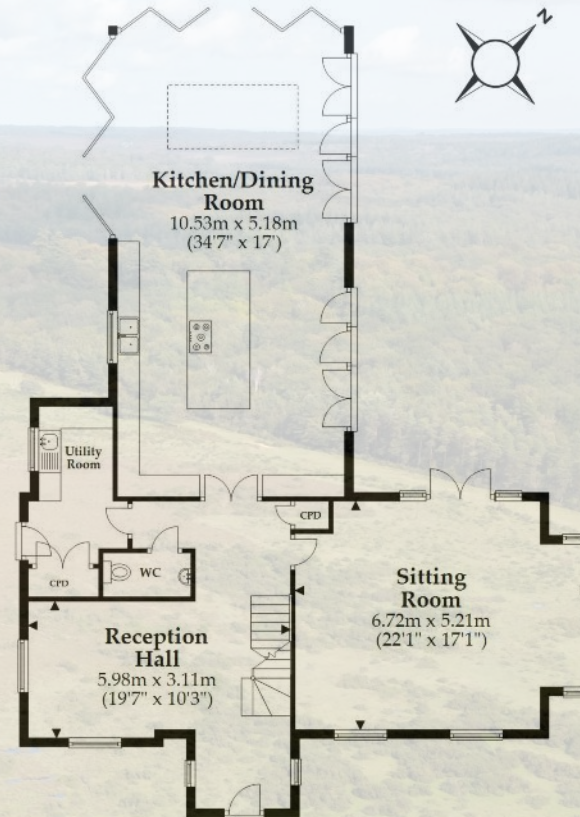
Lower Ground Floor
 Approx. 97.8 sq. metres (1053.2 sq. feet)



First Floor
 Approx. 90.4 sq. metres (973.2 sq. feet)



Ground Floor
 Approx. 127.9 sq. metres (1376.2 sq. feet)



Garage
 Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 352.8 sq. metres (3797.9 sq. feet)
 This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Grounds & Gardens

Manor Farm Cottage is set within a charming plot of approximately 3.82 acres of gardens and paddock land. The property sits centrally within its plot, allowing for breathtaking views from each aspect.

A sweeping shingle driveway meanders to the front of the property which offers ample off-road parking and access to the double garage. There is a generous lawned area to the front of the property which is bordered by mature trees.

The garden, which extends to approximately 0.82 acres, wraps around the house and is completely open and is mainly laid to lawn with an impressive patio that flanks the kitchen/dining room, providing the most impressive al fresco dining and entertaining space.

Additionally to the garden, there is a further 3 acres of quality paddock land which could be ideal as a small paddock or meadow.

The property also benefits from a large storage barn which is situated alongside the access to the property from Forest Road.

Agents Note: More land is available by separate negotiation.

Additional Information

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

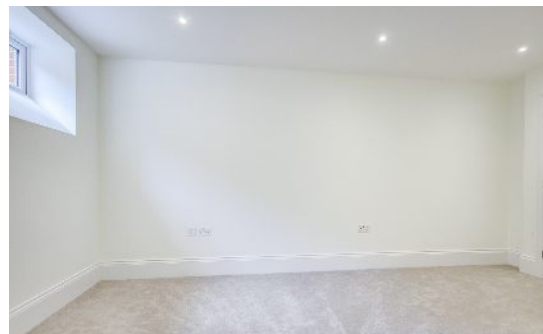
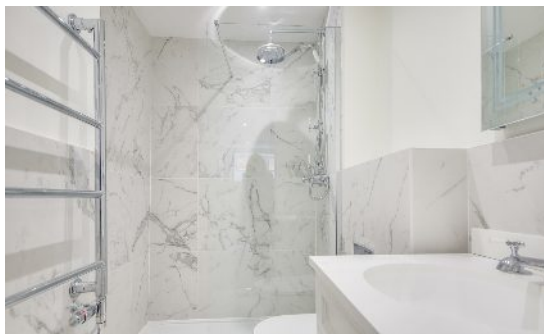
Mains electricity and water supply

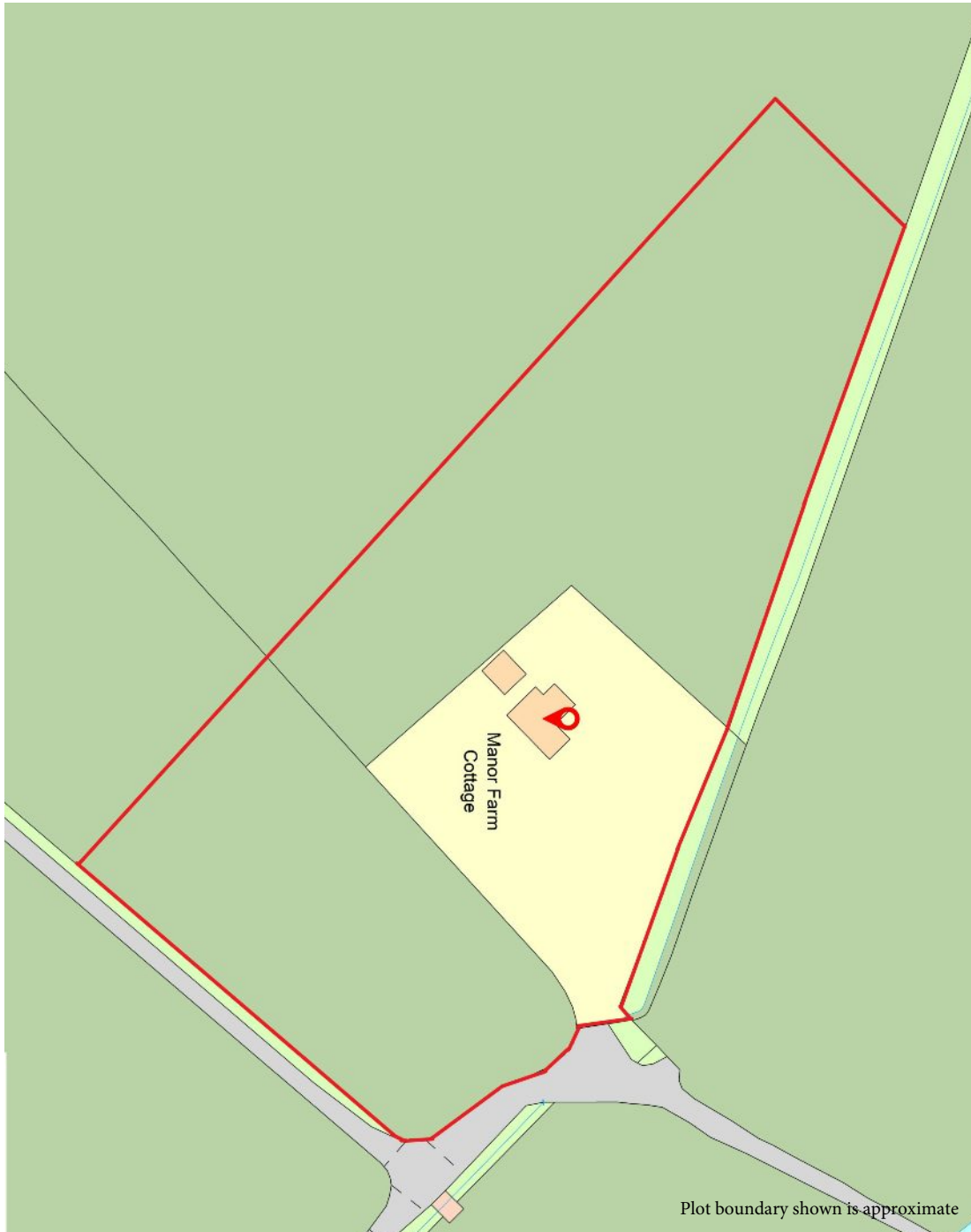
LPG Gas Central Heating

Private Drainage

Broadband: Standard download speeds of 16 Mbps are available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity





The Situation

Manor Farm Cottage lies on the rural outskirts 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.

There are multiple sailing clubs in nearby Lymington (12 miles) and numerous golf courses throughout the New Forest including one in Burley itself. Brockenhurst (8 miles) boasts a mainline railway station (Waterloo 90 minutes) whilst Ringwood (5 miles) provides coach links to the Capital. For families, Ringwood School is rated 'good', whilst their Sixth Form department is rated 'outstanding' by Ofsted. Local independent schools, based in nearby New Milton, such as Ballard and Durlston Court are rated 'excellent'.

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.

Directions

From our office in the centre of the village, proceed along Chapel Lane for approximately 0.8 miles before turning left onto Forest Road. Proceed on this road for approximately 300 yards, then take the third gravel track on the left hand side. Proceed over the cattlegrid, and follow the gravel track and you will shortly find the property directly in front of you.

Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.





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 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.

Important Information

Spencers Property 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 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.



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

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