



Rosewood Cottage

Bennetts Lane, Burley, Ringwood, BH24 4AT

SPENCERS
NEW FOREST





A delightful forest cottage, boasting an abundance of character and charm. Presented to an immaculate standard and further benefiting from a detached single garage and charming landscaped garden

The Property

The property is accessed through a covered porch leading to the welcoming entrance hall, featuring tiled flooring and stairs ascending to the first-floor accommodation. To the front of the property is a cosy sitting room with a bay window offering a pleasant view and a feature fireplace housing an inset log burner. Adjacent to this is a spacious reception room, currently used as a family room.

Spanning the entire rear width of the property, the open-plan kitchen/dining room enjoys a delightful sunny aspect overlooking the rear gardens. The fully fitted country-style kitchen comprises a wide range of base, wall and drawer units with worktops over, a cooker with a gas hob and extractor, and additional space for freestanding appliances. A rear door opens onto the expansive patio area, perfect for alfresco dining.

The principal bedroom suite is a generously sized double room with views of the rear garden and neighbouring paddocks. It offers ample space for wardrobes and a dressing table. The large en-suite shower room includes a double-sized walk-in shower unit, WC, and washbasin.

There are two additional double bedrooms with built-in storage and a single room that could be utilised as a study. A three-piece family bathroom suite completes the upstairs accommodation.

Agents Note: The property has undergone a programme of refurbishment during the current ownership, including brand new, double glazed Evolution windows fitted throughout.

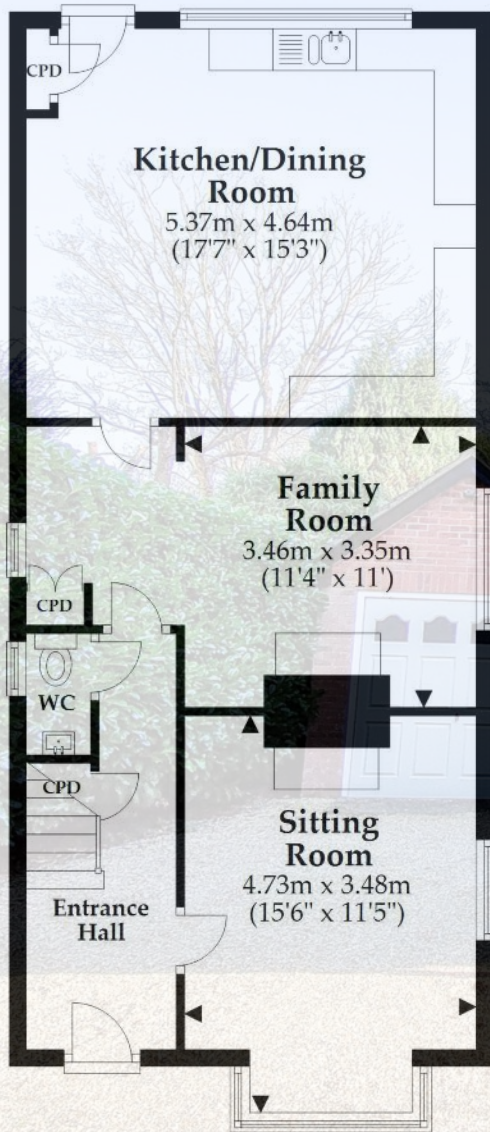
£1,025,000



FLOOR PLAN

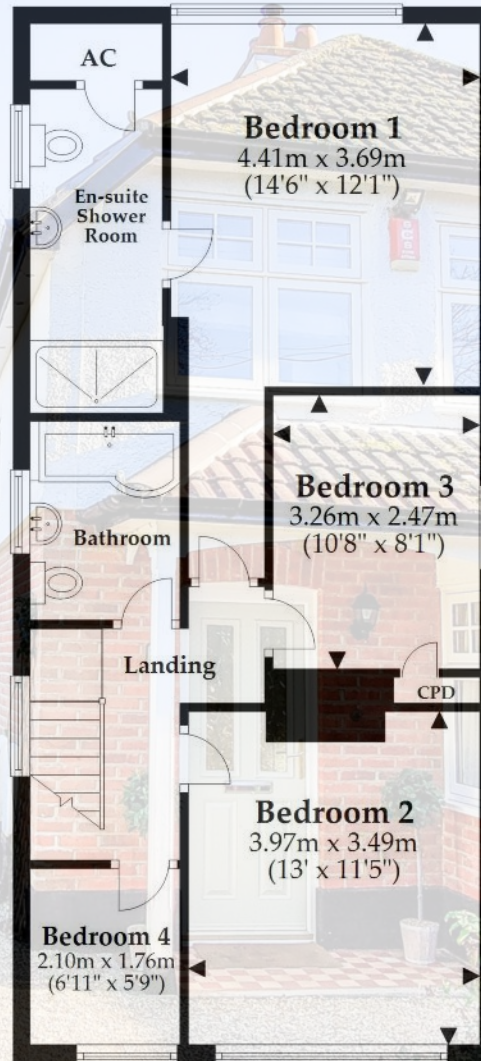
Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



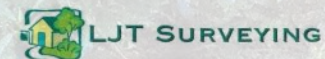
Garage

Approx. 15.2 sq. metres (163.2 sq. feet)



Total area: approx. 146.5 sq. metres (1577.3 sq. feet)

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

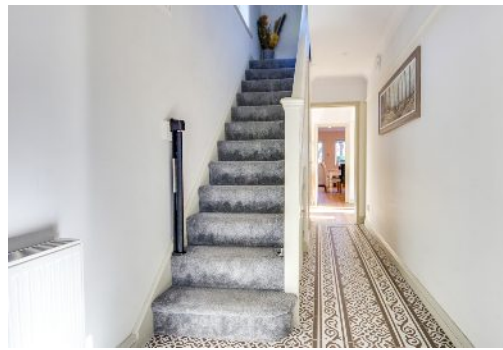




Situated in a tranquil location, offering an ideal setting for exploring the beauty of the New Forest and just a short stroll from The White Buck

Grounds and Gardens

The property sits almost centrally within its plot, allowing for a great feel of privacy and seclusion, whilst being able to enjoy its own grounds that wrap around. The property is flanked by a cattle grid, leading to a gravel driveway with ample space for parking, along with a detached single garage. Side access along both sides of the cottage leads to the rear garden, primarily laid to lawn with established planting and mature hedging to both side boundaries. A paved patio area at the back of the house is ideal for dining and entertaining. Rear fencing abuts neighbouring paddocks, providing pleasant views, and a shed situated in the corner completes the garden.



Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

All mains services connected



The Situation

The property 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.

Just moments from the property, there is a wooded shortcut giving access to Burley village via the scenic Burley Golf Course and the village cricket pitch. Overall, this charming trail gives convenient access to the village amenities in no less than 10 minutes on foot.

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 easily accessible.

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. The property is situated on your left after the turning into Southfield Lane.

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.





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 White Buck	0.1 miles
Burley Golf Club	0.3 miles
St Johns Church	0.6 miles
Forest Leisure Cycling	0.8 miles
Burley Manor Hotel	0.8 miles
Highcroft B&B	0.8 miles
The Burley Inn	0.8 miles
New Forest Cider	0.9 miles
Burley Primary School	0.6 miles



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

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