



**Gardener's Cottage**

*Pound Lane, Burley, Ringwood, BH24 4EE*

**SPENCERS**  
NEW FOREST





# GARDENERS' COTTAGE

POUND LANE • BURLEY

*A rare opportunity to purchase a delightful 3 bedroom semi detached cottage, situated in the heart of the village of Burley. Having been refurbished to an incredibly high standard by the current owners, and utilised as a highly successful holiday let, the cottage offers flexible and spacious living accommodation. Also benefiting from a wonderful landscaped garden, off road parking, views of neighboring paddock land and a new detached Oak garage.*

*Guide Price £750,000*



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## The Property

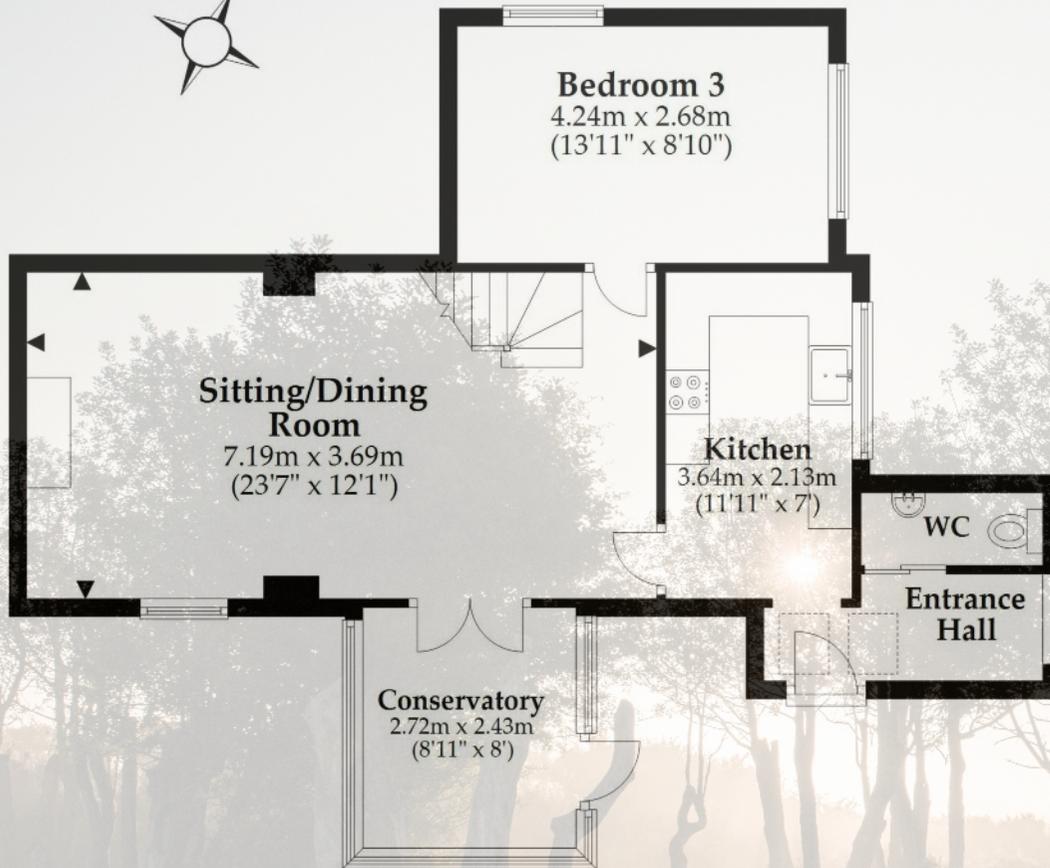
The entrance hallway with velux windows to provide a light and welcoming space, gives access to both a downstairs cloakroom comprising a wash basin and WC, and to the kitchen. A contemporary shaker style kitchen with work surfaces over and integrated appliances, including an oven with gas 5 ring hob, dishwasher and further space for a washer/dryer. The kitchen leads through to the open plan sitting/dining room, a lovely light and airy room, boasting space for a dining table. A feature log burner is inset into the fireplace and creates a delightful focal point for the room, with an aspect to the garden and also double doors through to the conservatory, providing further seating space.

A generous ground floor double bedroom is situated off the sitting room with double aspect. A staircase rises to the second floor, where the further two double bedrooms and family bathroom are. Bedroom one is a spacious double room with beautiful far reaching views of the neighboring paddock and orchards beyond and also features a velux window for additional light. Bedroom two is also a good size and a family bathroom comprising a bath, walk in shower, wash basin and WC, facilitate these rooms.



## Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 93.5 sq. metres (1006.4 sq. feet)

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





## Grounds & Gardens

A gravel driveway offers off road parking for a couple of vehicles and leads down steps into the beautiful wrap around garden. Primarily laid to lawn with mature hedging and planting, creating an interesting and attractive 'cottage style' garden. An area of patio wraps around the cottage offering space for alfresco dining, along with a covered seating area as part of the newly added detached Oak garage.

## Directions

From our office in Burley proceed in a south-westerly direction along Pound Lane. After about 1/4 of a mile before turning left onto the track, just before the second pinch point. Follow the track up, crossing the cattle grid and take the first left.

## Additional Information

Please note the neighbouring cottage is also available for sale and offers fantastic potential to be purchased all together providing separate income potential or turned back into one whole house.

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: D Current: 58 D Potential: 79 C

Property Type: Semi-Detached

Utilities: All Mains Services Connected

Broadband: Super fast broadband speeds up to 57 Mbps available at the property (Ofcom)

Mobile Coverage: No known issues, buyer to check with their own provider





## 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

New Forest Cider	0.1 Miles
The Burley Inn	0.3 Miles
St Johns Church	0.5 Miles
Burley Manor Hotel	0.7 Miles
The White Buck	0.9 Miles
The Pig Restaurant	6.7 Miles
Lime Wood House Hotel	7.2 Miles
Burley Primary School	0.4 Miles
Brockenhurst Tertiary College	5.9 Miles
Brockenhurst Mainline Railway Station	5.8 Miles

## 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



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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersnewforest.com

[www.spencersnewforest.com](http://www.spencersnewforest.com)