



Ryetop

7, Clough Lane, Burley, Ringwood, BH24 4AE

SPENCERS
NEW FOREST





Ryetop is a centrally located three/four bedroom detached home situated in the heart of the desirable village of Burley, offering a tranquil and peaceful setting that gives you just a short walk to the village centre.

Offering both versatile living accommodation and a lovely garden, with off street parking and garage, this property offers the prime opportunity for those looking to get into central Village life.

The Property

A main front door leads into an enclosed porch giving the ideal boot room entrance. A further separate internal door from the porch then leads you into the main hallway where all downstairs accommodation can be accessed, along with stairs to the first floor. Immediately to your right-hand side is a useful study with built in storage and views to the front garden, which could also double up as a downstairs bedroom if required.

Across the hallway is a good-sized living room which offers a lovely bay window to the front, side window and a feature fireplace. The living room beautifully flows into the large, bright and airy, extended orangery style conservatory that allows further living room accommodation with a set of French doors and further set of bifold doors that bring the outside in beautifully. The Conservatory flows ideally around into the kitchen, which in turn, can be equally accessed back from the hallway giving a lovely natural flow to the house. The kitchen itself offers an array of low-lying shaker style units with double sink, inbuilt double oven, five ring gas hob and space for utilities under counter. A three-piece family bathroom sits at the back of the hallway and completes the downstairs accommodation and facilitates the downstairs bedroom if required.

£725,000



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3/4



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Clough Lane, Burley, Ringwood, BH24

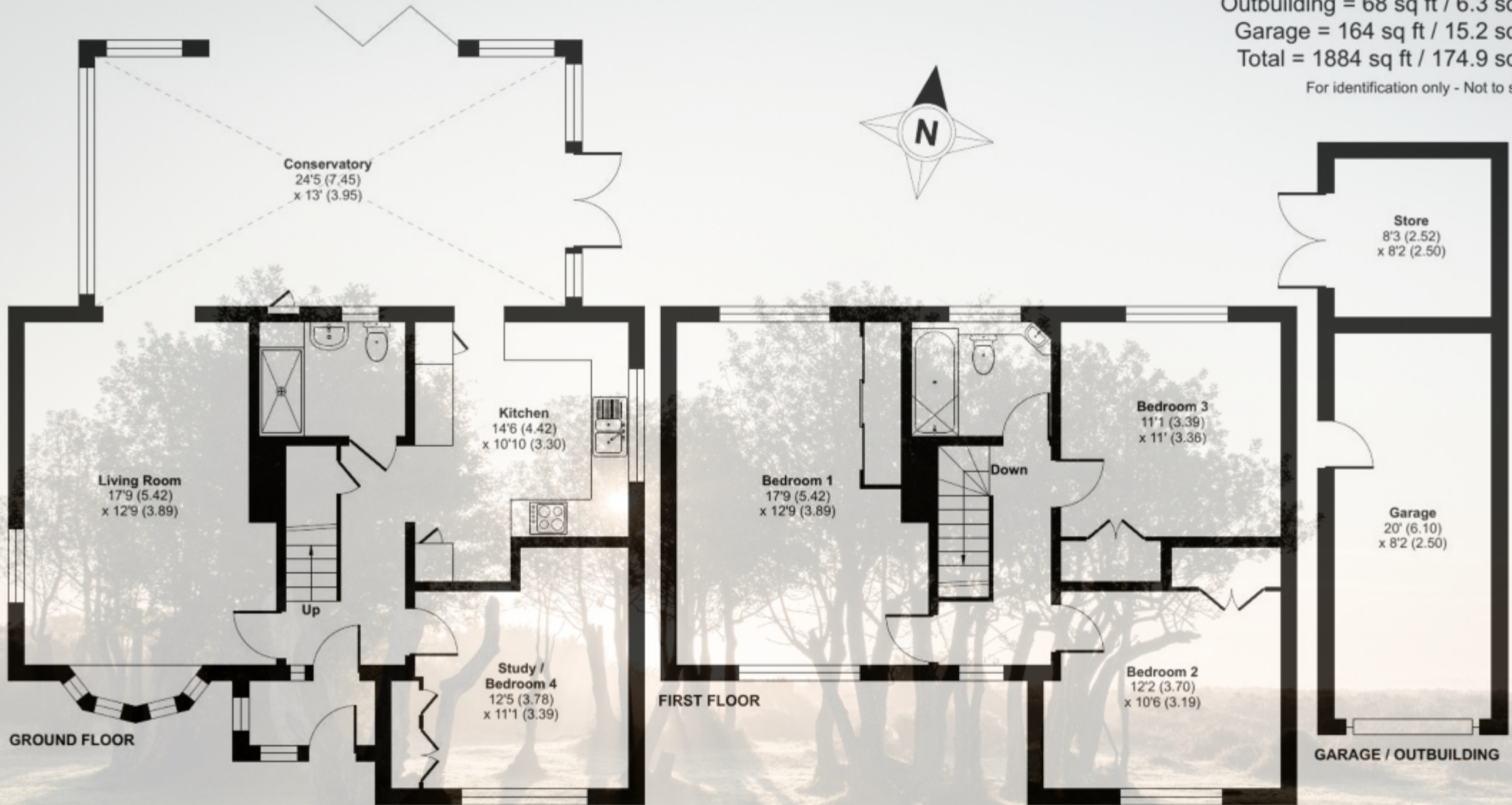
Approximate Area = 1652 sq ft / 153.4 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1884 sq ft / 174.9 sq m

For identification only - Not to scale





The Property Continued ...

Stairs from the hallway lead to the first-floor landing where all three double bedrooms are found. The principal bedroom offers double aspect views over the garden with a host of in-built wardrobes. Bedroom two sits at the front of the property and equally offers in built wardrobes, with bedroom three sitting at the back of the home with views over the rear garden and further in-built wardrobes. All bedrooms are serviced by both the first-floor three-piece bathroom and the downstairs bathroom.

Grounds & Gardens

A driveway sits to the front of the plot giving off street parking for a singular car with a five barred wooden gate that opens to a further driveway allowing space for more off street parking that equally leads to a useful garage and storeroom. A stone pathway leads from the driveway through the front garden which is mostly laid to lawn and offers an array of border planting and shrubbery. The rear garden is also mostly laid to lawn with patio from the conservatory giving a lovely al fresco dining area. The patio provides a walkway down the side of the garage providing access to both this and the storeroom. The garden and plot are securely bordered with fencing and hedgerow giving the property a private and peaceful plot.



Directions

From our office in the village, proceed north along Ringwood Road passing the tea rooms and take the second left into Esdaile Lane and then the second right into Clough lane, where the property can be found on the right.



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. 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.

Services

Energy Performance Rating: D Current: 56 D Potential: 80 C

Council Tax Band: F

Tenure: Freehold

All mains services connected

Heating: Gas central heating

Parking: Private driveway and garage

Broadband: Broadband speeds up to 76 Mbps available at the property

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.



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

Burley Manor Hotel	0.3 miles
The Burley Inn	0.2 miles
Burley Primary School	0.4 miles
St Johns Church	0.5 miles
Burley Golf Club	0.6 miles
The White Buck	1.4 miles
Ballard Private School	6.5 miles
Brockenhurst Mainline Railway Station	7.7 miles
Brockenhurst Tertiary College	8.0 miles
The Pig Restaurant	8.7 miles
Lime Wood House Hotel	9.2 miles





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

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