



**Woodview**

*Church Lane, Burley, Ringwood, BH24 4BD*

**SPENCERS**  
NEW FOREST











## The Property

This charming character cottage offers lovely period features and is situated on a forest track in an extremely peaceful and private setting.

A brick porch with large apex window opens into the main sitting room featuring an inset wood burning stove and doors opening into an adjoining family room. Both rooms benefit from exposed wood flooring and Sash windows overlooking the forest to the front. Set off the family room is a small cloakroom with wash basin and WC.

The sitting room looks through the whole house to the rear garden and links via glass doors to the impressive kitchen/dining room, which extends the full width of the property. The kitchen is fitted with a range of wall and base units with space and plumbing for an integral washing machine and dishwasher and space for a freestanding American style fridge/freezer. At the end of the kitchen is a Range cooker with built-in extractor unit above. A small, separate cupboard area provides an ideal space for a tumble dryer.

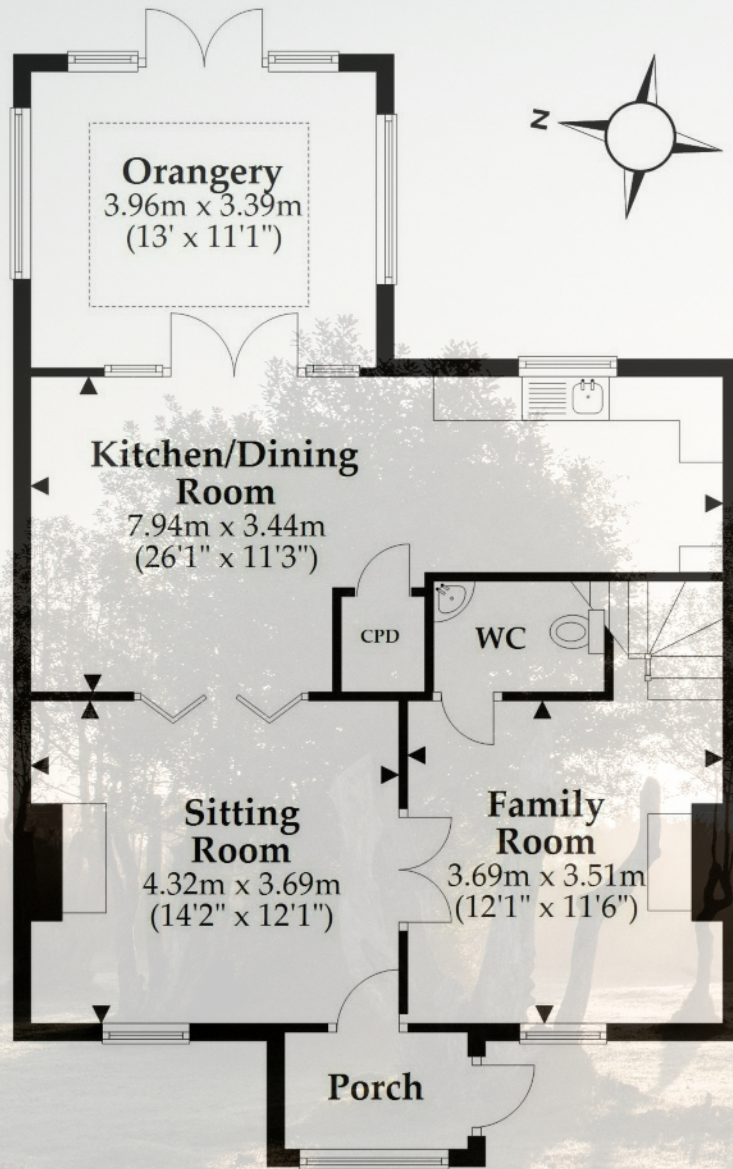
The dining area offers a good size space which can accommodate a large dining table, perfect for entertaining. From the dining area, French doors with windows either side open into a superb triple aspect Orangery complete with stylish lantern roof with beaded lighting, tiled underfloor heating and a door opening onto the rear terrace. The Orangery enjoys lovely views across the rear garden.

To the first floor, there are two front aspect double bedrooms with Sash windows offering elevated views across the open forest. The main bedroom offers fitted wardrobes and the other has two free standing wardrobes. There is a single third bedroom which is currently being utilised as a study that overlooks the rear garden. The bedrooms are served by a large family bathroom comprising a panelled bath, shower cubicle, wash basin with storage underneath, WC and heated towel rail. An airing cupboard also houses a modern boiler unit.



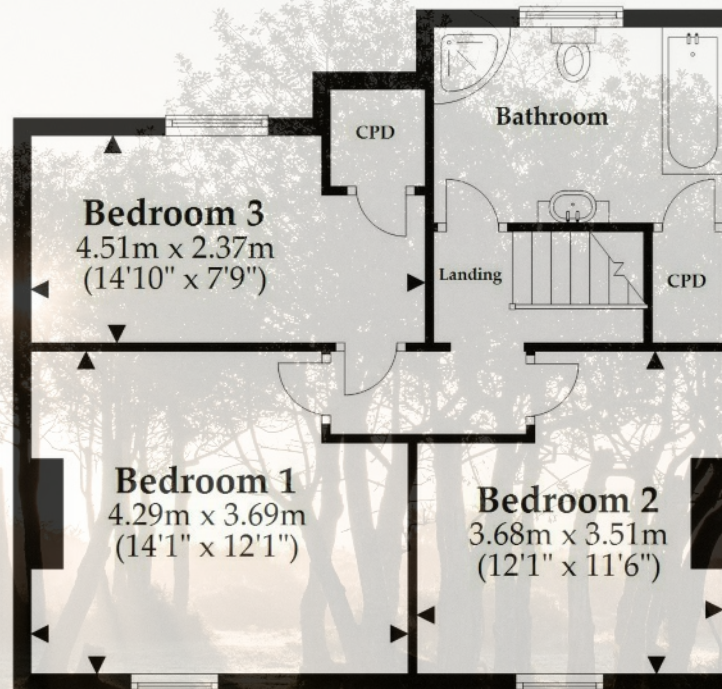
## Ground Floor

Approx. 75.5 sq. metres (812.9 sq. feet)



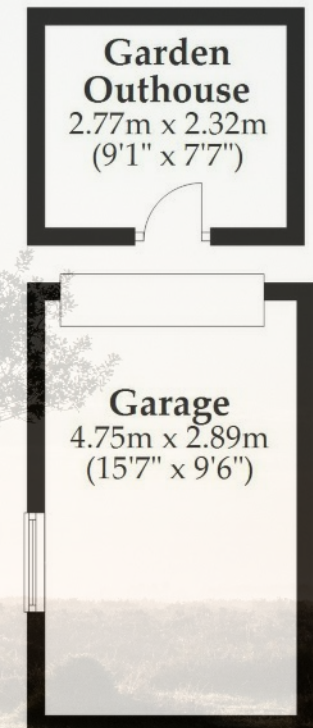
## First Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



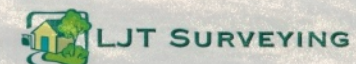
## Outbuildings

Approx. 20.2 sq. metres (217.0 sq. feet)



Total area: approx. 149.1 sq. metres (1605.3 sq. feet)

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







## Grounds & Gardens

The property is bounded to the front by a pretty picket fence border with a pedestrian gate opening onto a small front garden filled with mature shrubs and a shingle path leading to the front door. Side access either side of the property leads to the rear, where a paved sun terrace extends across the back and away from the house.

The rear garden has been impressively landscaped by the current owners to create a wonderful tranquil space. It is apportioned into three separate areas of lawn, interspersed by a gravel pathway leading through the garden and filled with mature plant beds. Half way down the garden is a paved area, providing the perfect place for al fresco dining and barbeques. Further to this there is a gravel driveway set to the back of the plot and is accessed via a track running behind the property.

Wooden double gates open onto the driveway which provides off road parking facilities and access to a detached single garage. An additional brick built detached outbuilding offers options for several uses (subject to the necessary planning consents being granted). The rear garden is bounded by established hedge and timber fence borders. Both the front and rear gardens feature mature Magnolia trees.

## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy performance rating: D Current: 66 D Potential: 80 C

Services: All mains services are connected to the property except private drainage. (Septic tank)

Property Type: Detached

Parking: Off road parking

Broadband: Ultra fast broadband speeds up to 1000 Mbps is available at the property (Ofcom)

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





## Directions

From our offices in the centre of the village, head out along Chapel Lane and take the second right into Beechwood Lane. Continue to the top of the first rise and turn right into Church Lane. Turn left after the first property on the left hand side and Woodview can be found a short way along on the left hand side.

## Situation

Woodview lies about a quarter of a mile from the centre of arguably one of the most beautiful and sought after villages in The New Forest.

The village of Burley itself offers a number of useful amenities and facilities, including a post office, shops and a number of pubs as well as a picturesque golf course walking distance away, with further facilities at Brockenhurst and Lyndhurst. The village has a primary school and the area is well served by excellent private schools which include Walhampton, Durston Court and Ballard School near New Milton. The market town of Ringwood is approximately 5 miles away and the A31 (approx 3 miles) provides easy access across the forest for the coastal resort of Bournemouth and the M27/M3 motorway network.

## Points of Interest

St Johns Church	0.2 Miles
Burley Golf Club	0.3 Miles
Burley Primary School	0.4 Miles
Burley Cricket Club	0.4 Miles
Shappen Stores	0.5 Miles
Forest Leisure Cycling	0.5 Miles
The Burley Inn	0.5 Miles

## Important Notice

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.





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](mailto:burley@spencersnewforest.com)

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