



Yew Tree Cottages

Bisterne Close, Burley, Ringwood, BH24 4BA

SPENCERS
NEW FOREST



YEW TREE COTTAGE

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Situated in one of the most desirable locations in the National Park, lies this spectacular forest cottage which has recently been refurbished to an extremely high specification. The property exudes elegance and offers idyllic country living coupled with all the luxuries of modern life. Further benefits include a swimming pool and additional accommodation above the garage, ideally suited as overflow accommodation or holiday lets.

£1,595,000





The Property

Access is provided to the property via a stylish entrance hall which boasts tiled flooring and panelled walls, with steps leading down into the cleverly designed open-plan kitchen/dining room. The dining area has a double aspect and is separated from the kitchen with a breakfast bar. The kitchen is fully fitted with solid wood units topped with oak work surfaces, an electric hob, oven and a full height built-in fridge/freezer.

Leading from the kitchen is an additional reception room with bi-folding doors leading out onto the rear terrace and pool area. This room is currently being utilised as a snug but would also make an ideal study. To the right of the entrance hall is the cosy sitting room which features a characterful fireplace with gas fire and also has access to the rear terrace and garden beyond.

A staircase rises to the first floor which offers three good sized bedrooms; the principal bedroom incorporates fitted wardrobes and a fully fitted ensuite comprising a low-level WC, roll top bath, walk-in shower and hand wash basin. The two additional bedrooms are of a good size and both benefit from double aspect views; they are serviced by the family bathroom which comprises a fitted bath and overhead shower, WC and hand wash basin.



Services

Energy Performance Rating: D

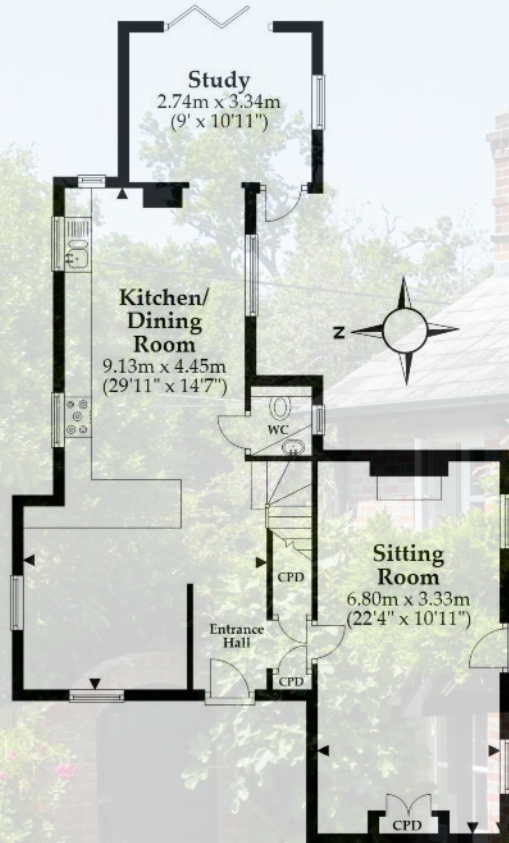
Council Tax Band: G

Tenure: Freehold



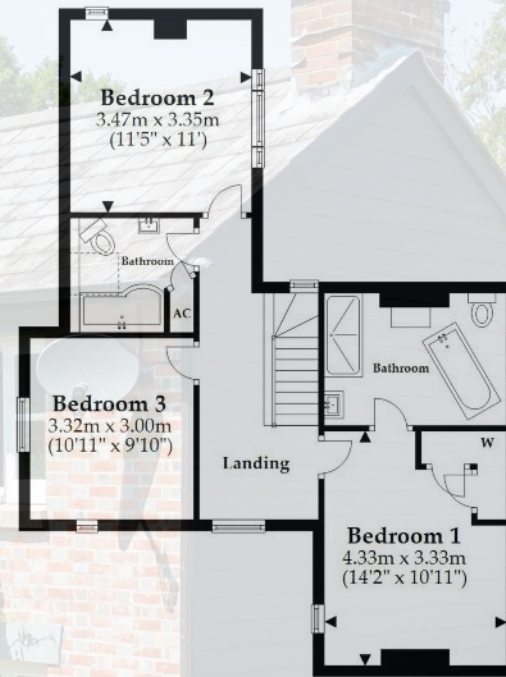
Ground Floor

Approx. 71.8 sq. metres (773.2 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



Outbuilding First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Outbuilding Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 204.9 sq. metres (2205.4 sq. feet)

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





Grounds & Gardens

Tucked away and set back from the lane, lies Yew Tree Cottage, nestled within this sought-after New Forest village. The property is accessed via a cattle grid, opening onto a shingle area providing ample off-road parking for numerous vehicles with a detached double car port.

The plot, which is mainly laid to lawn and bordered by mature hedgerow, wraps beautifully around the property, providing a high degree of seclusion and privacy. The current vendor has created several different seating zones in the garden, including a terrace at the front of the property which provides the perfect place for alfresco dining. To the side of the property is a sizeable outdoor heated swimming pool which is surrounded by an extensive terrace, creating the ideal entertaining space.

Directions

From the centre of Burley, turn left into Chapel Lane alongside the Queens Head Public House and then take the second right into Beechwood Lane. After approximately ½ a mile bare left into Bisterne Close. After approximately ½ a mile turn left opposite Oakfield Cottage onto a track, the property will be found immediately on your right-hand side.









Additional Accommodation

Further accommodation is provided above the detached double car port, which also benefits from a ground floor wet room/changing facility. The studio above offers a stylish guest suite with its own access, a small kitchenette area and ensuite bathroom. This space is currently utilised as a holiday let but offers the versatility for a range of other uses.

Points Of Interest

Burley Golf Club	1.2 miles
Burley Primary School	1.4 miles
A31	3.8 miles
David Lloyd Ringwood	5.8 miles
Ringwood School & Sixth Form	6.8 miles
Hinton Admiral Train Station	6.8 miles
Waitrose Ringwood	7.1 miles
Brockenhurst Train Station	7.5 miles
Mudford Beach	9.3 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 to you, please contact us and we will be happy to confirm the position to you.







The Situation

Yew Tree Cottage is set in the forest with direct access from the garden gates. The property is about one and a half miles from the centre of, arguably, one of the most beautiful and sought after villages in the heart of the New Forest National Park.

The property is ideally situated to make full use of all the wonderful facilities the Forest has to offer. There's a lovely sense of community, and a range of activities to enjoy locally including cycling, horse riding, coarse fishing, cricket and the Burley Golf Club with a nine-hole heathland course. For families, there is a primary school in the village, a very good secondary school and sixth form in Ringwood. Furthermore there are some well regarded private schools including Walhampton, Ballard and Durlston Court.

The property is on the outskirts of the village of Burley which offers a wide range of shops, including a very good village shop, post office and butchers which is very popular with the locals. A local pub is just a mile from the cottage and fantastic forest walks from the garden gate. Further benefits include easy access to the A31 providing access to London whilst being within touching distance to some of the south coasts stunning beaches.

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 local village shop, butchers, post office 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.

Whether it be sailing at nearby Lymington (12 miles) or needing access to Brockenhurst with its mainline railway station (8 miles, Waterloo 90 mins.) The market town of Ringwood is but a short drive away, which offers a wide range of shops, Waitrose and David Lloyd Fitness (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.





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

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