



Yew Tree Cottage

Pound Lane, Burley, BH24 4EF

SPENCERS
NEW FOREST





A beautiful four bedroom detached period property set in prime position on the edge of the village of Burley and moments from the open forest...

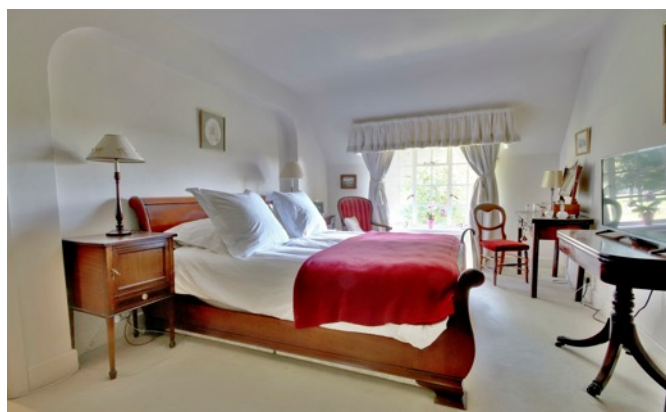
The Property

This charming thatched cottage of part cob, part brick construction is believed to date back to circa 1700 and lies within 1/2 a mile of the centre of the village of Burley. The property offers an attractive, whitewashed façade set under a thatched roof with symmetrical casement windows formed around a central, thatched entrance porch.

The entrance porch opens via a solid wood front door into a magnificent sitting room with exposed ceiling beams and feature Inglenook fireplace and stone hearth. There are windows overlooking the front garden and a stairwell ascending to the first floor. Set off the main sitting room is a good size dining room with a window also overlooking the front aspect. This room was to be used as a ground floor bedroom and has recently had a shower, basin and W.C. installed. However, these can easily be removed if desired.

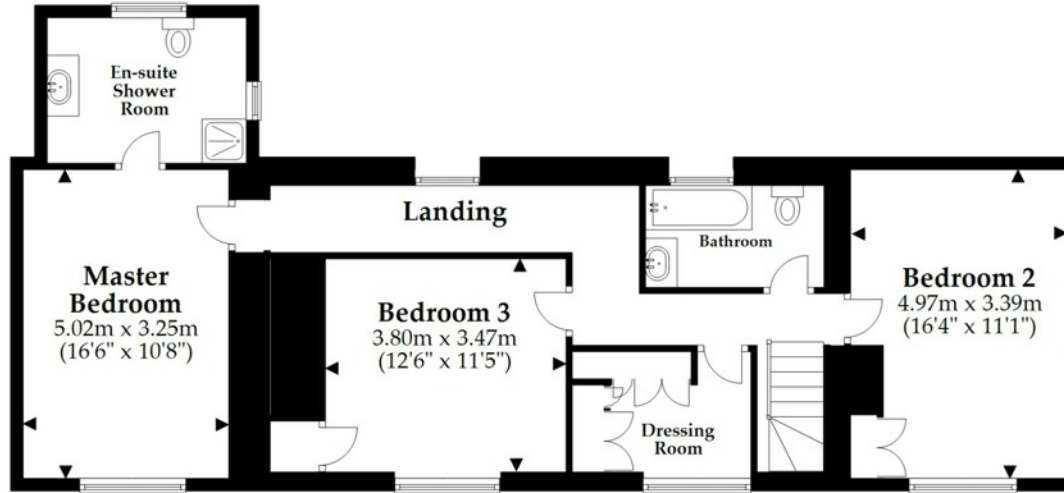
Set to the other side of the cottage is a lovely double aspect sitting room with a window to the front and a feature bay window overlooking the side terrace. The kitchen/breakfast room extends across the back of the cottage with windows offering views out to the rear garden and a door opening out onto the terrace. The kitchen area has been fitted with a modern range of units, with an Aga cooker set at the far end of the room. Further rooms to the ground floor include a cloakroom, boiler cupboard and a useful utility room with built-in larder cupboard, sink and work surface with space and plumbing for appliances under.

To the first floor, there are three bedrooms and a separate dressing room, all of which benefit from windows to the front aspect and offer elevated views across to fields and paddock land. The master bedroom benefits from an en-suite shower room comprising shower cubicle, wash hand basin and W.C. Bedroom two enjoys a pleasant double aspect and has built in wardrobes, whilst bedroom three also features an airing cupboard. The two guest bedrooms are served by a separate family bathroom fitted with a panelled bath (with shower over), wash hand basin and W.C.



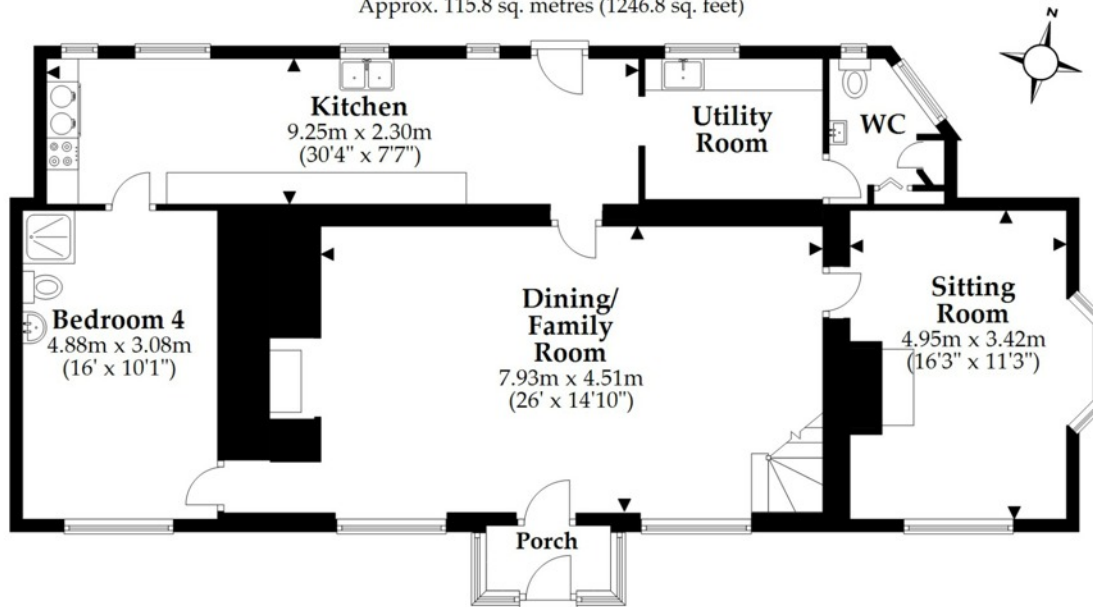
First Floor

Approx. 88.5 sq. metres (952.7 sq. feet)



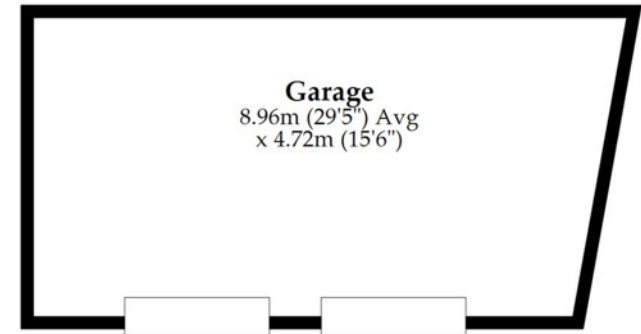
Ground Floor

Approx. 115.8 sq. metres (1246.8 sq. feet)



Outbuilding

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 246.6 sq. metres (2653.9 sq. feet)

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



The property is set in stunning grounds of about 1/4 of an acre and further benefits from a detached double garage, off road parking and elevated views to the front aspect.

Grounds & Gardens

The property is approached via a five bar gate with cattle grid and separate pedestrian gate, which open onto a driveway providing off road parking and access to the double garage.

The front garden comprises a small area of lawn bordered, by hedges, mature shrubs and flower borders. There is a stone paved path leading to the front door.

To the rear of the property is a large open area of level lawn, bordered mainly by mature shrubs and established hedging. There is an extensive area of brick terracing that adjoins and extends along the rear and to the eastern side of the property. There is also a timber garden shed and a gate leading to front garden.

In total, the gardens and grounds associated with the property extend to approximately a quarter of an acre.

£895,000



2/3



3/4



2



The Situation

Yew Tree Cottage lies about 1/2 mile from the centre of, 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.

Directions

From our office in Burley proceed in a south-westerly direction along Pound Lane. After about 1/2 of a mile the property will be found on the right hand side.

Services

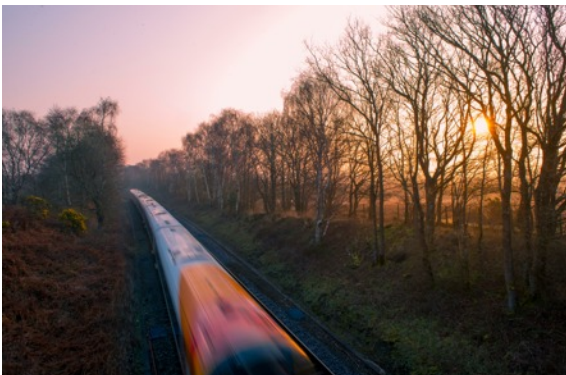
Energy Efficiency Rating: D Current: 57 Potential: 77

All mains services are connected to the property.

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.



A honeypot village with ponies wandering down the high street untouched by time and tucked away in the lee of wooded slopes

The Local Area

It feels a privilege to live in the New Forest. This is a stunning, semi-wild landscape of more than 220 square miles of heathland and woodland where deer, ponies, donkeys and cattle wander freely. It is scattered with picture postcard perfect villages vibrant market towns and hidden hamlets. The variety of properties ranges from old hunting lodges and thatched cottages to

equestrian estates and contemporary coastal homes with sea views. In terms of lifestyle, the New Forest provides a natural playground for walkers, runners, cyclists, riders and watersports enthusiasts. It has miles of footpaths, cycle routes and bridleways, and its coastline includes Lymington, the sailing 'capital' of the UK with marinas and sailing clubs.

Points Of Interest

- New Forest Cider 0.5 Miles
- Highcroft B&B 0.6 Miles
- The Burley Inn 0.7 Miles
- Forest Leisure Cycling 0.7 Miles
- St Johns Church 0.9 Miles
- Burley Manor Hotel 1.0 Miles
- The White Buck 1.3 Miles
- Burley Primary School 0.8 Miles
- Rhinefield House Hotel 4.0 Miles
- Brockenhurst Tertiary College 6.3 Miles
- Brockenhurst Mainline Railway Station 6.1 Miles



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

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