



Toms Plott

Beechwood Lane, Burley, Ringwood, BH24 4AR

SPENCERS
NEW FOREST





A unique opportunity to acquire this charming forest cottage set within arguably the most desirable location in The New Forest National Park, with open forest walks on the doorstep and a short stroll into Burley Village, perfectly situated for Forest living.

The Property

Toms Plott offers period charm coupled with well appointed living space, consisting of three/four bedrooms, three reception rooms, a separate self contained annexe, triple garage complex and a large workshop. Nestled within beautifully mature, landscaped gardens, offering privacy and seclusion and the added benefit of forest access on the doorstep.

Upon entering the property into the porchway, leading though to the first of the reception rooms comprising a feature fireplace with inset log burner, parkuet flooring and original wooden beams. This reception room then offers access to the rest of the accommodation. A generously proportioned sitting room with a picturesque bay window with window seat and a door out to the side gardens. This room also boasts an inset log burner and character features which are prominent throughout the property. Leading on to the kitchen/diner, a light and airy room with French doors onto the rear garden and laid with tiled stone flooring. The contemporary shaker style kitchen features a range of wall and base units with marble worksurfaces over, an inset butler sink, Range style cooker with six ring gas hob and a central island offering further work surface and storage cupboards. The room offers ample space for a large dining table, creating an ideal entertaining space. A useful utility room with stable door to the rear garden provides additional storage and space for white goods. A shower room with walk in shower, basin and WC completes the ground floor accommodation.

£1,585,000



3



3/4



4





The Property Continued...

The first staircase, rising from the kitchen/diner, leads to the primary bedroom suite, which is a generous double room with double aspect, built in wardrobes and a large en suite shower room. A secondary staircase, rising from hallway, leads to the further two bedrooms. Bedroom three being a good sized single room and bedroom two another generous double with vaulted ceiling, boasting original beams and an en suite bathroom.

To the rear of the house, there is a one bedroom self contained annexe, which offers a great space for ancillary accommodation or could be utilised as a home office or studio. The spacious bedroom is a light and airy room with vaulted ceiling and double doors onto the gardens. An en suite shower room and utility area, completes the space.



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Approximate Area = 1742 sq ft / 161.8 sq m

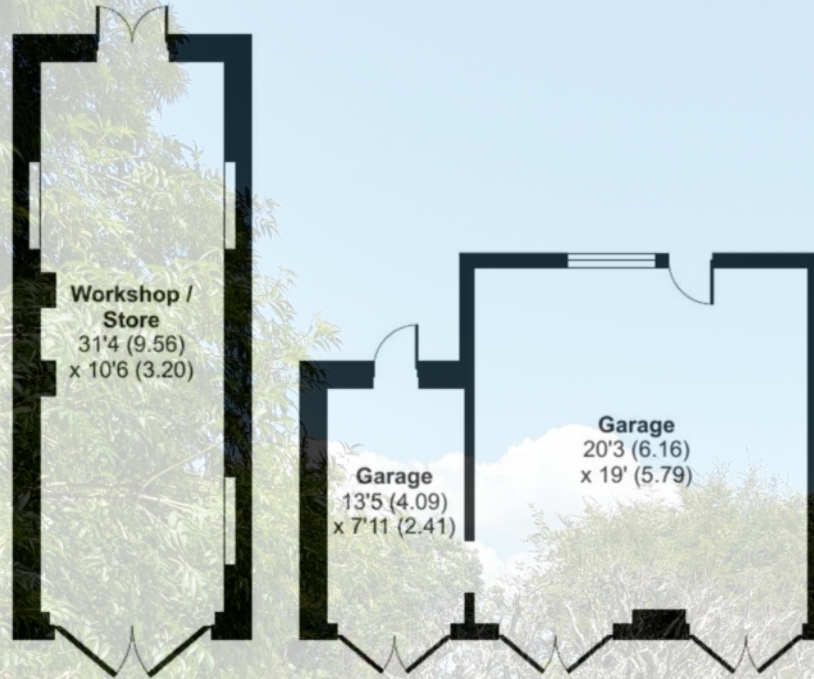
Garage = 499 sq ft / 46.3 sq m

Outbuilding = 339 sq ft / 31.4 sq m

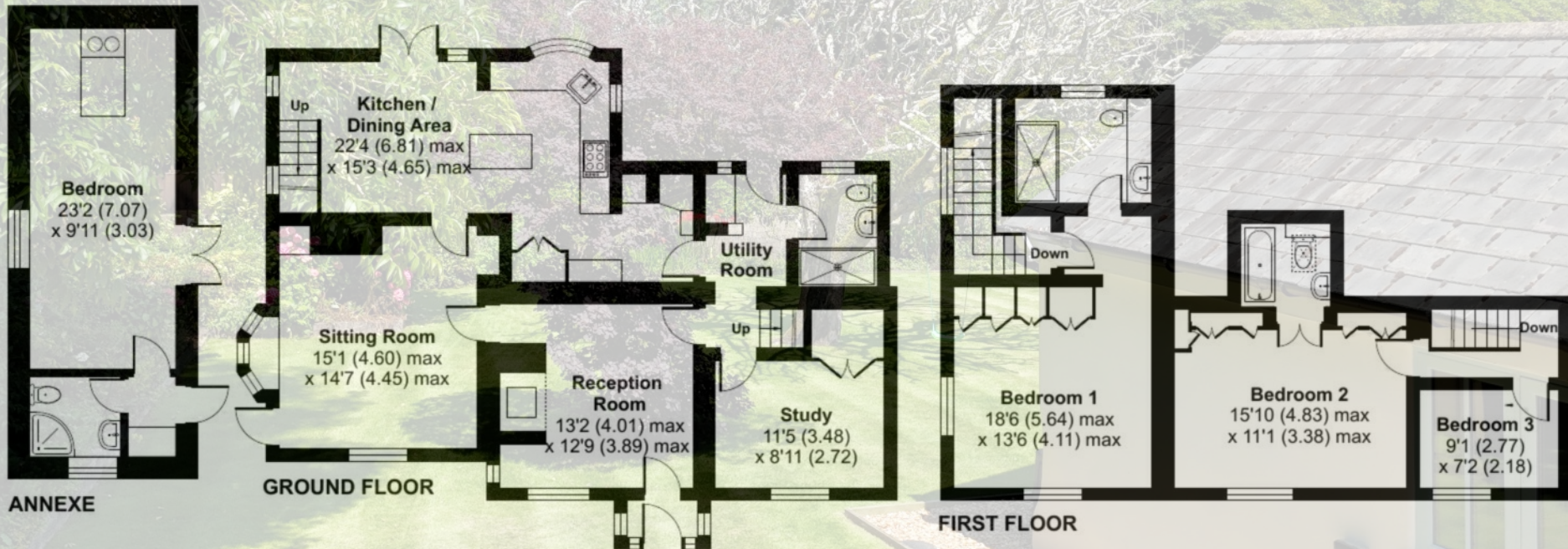
Annexe = 293 sq ft / 27.2 sq m

Total = 2873 sq ft / 266.7 sq m

For identification only - Not to scale



OUTBUILDING







Grounds & Gardens

A shingle laid driveway gives access at the front of the property and provides ample off road parking along with a double garage and store room which are situated to the front. A picket fence and gate take you into the front garden which is paved and planted with mature hedging and shrubs, providing an attractive approach. There is also a separate access from Chapel Lane, with electric wooden gates leading onto an additional area of shingled driveway to the side of the property.

The beautiful gardens are a prime feature of the property, primarily laid to lawn with mature hedging and trees screening the boundaries, providing complete privacy. An area of paved patio, creates an ideal space for Alfresco dining, positioned to the side of the house utilising the southerly aspect. A gate at the side of the garden leads through to a delightful vegetable plot, with large wooden raised beds and access to the workshop.







The Parish encompasses peaceful rural hamlets of country houses and thatched cottages and yet is within easy reach of Dorset's sandy 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 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

Shappen Stores	0.5 miles
Burley Primary School	0.6 miles
The White Buck	0.7 miles
Burley Golf Club	0.8 miles
Burley Manor	0.8 miles
Brockenhurst Mainline Railway Station	7.4 miles
Brockenhurst Tertiary College	7.7 miles
The Pig Restaurant	8.3 miles

Services

Property type: Detached
 Parking: Off road parking
 Tenure: Freehold
 Energy Performance Rating : Current 62 D Potential: 77 C
 Council Tax Band: G
 All mains services connected



The Situation

Toms Plott lies approximately half a mile from the centre of, arguably, one of the most beautiful and sought after villages in The New Forest, ideally situated with direct forest access to make full use of all the wonderful features the Forest has to offer. Riding, walking and cycling options are flexible and extensive whatever the weather or time of year with woodland, open heath and forestry commission inclosures all directly accessible. A wealth of other activities are close by, including sailing at nearby Lymington (12 miles) or golf at one of the many courses in the area. All are supported by high quality forest and waterside restaurants and eateries including The Kitchen at Chewton Glen, Lime Wood Hotel, and The Pig. Brockenhurst features a highly respected college and mainline railway station (8 miles, Waterloo 90 minutes). The market towns of Ringwood (7 miles) and Romsey (19 miles) are but a short drive away. The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both their airports are easily accessible.

Directions

From our offices in the centre of the village, head out along Chapel Lane and take the second right into Beechwood Lane and the property will be found immediately on your left.

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.



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

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