



Snowdrops

6 The Barracks, Burley, Ringwood, BH24 4DB

SPENCERS
NEW FOREST





A delightful, four bedroom detached family home, situated in the ever popular village of Burley.

The Property

Entering the property through the entrance porch through to the main hallway, which provides access to all principal reception rooms, the kitchen, a bedroom and the downstairs cloakroom. The kitchen features high and low-level cupboards, together with an island unit and integrated oven. The room offers space for a breakfast table with French doors to the terraced area at the rear of the property.

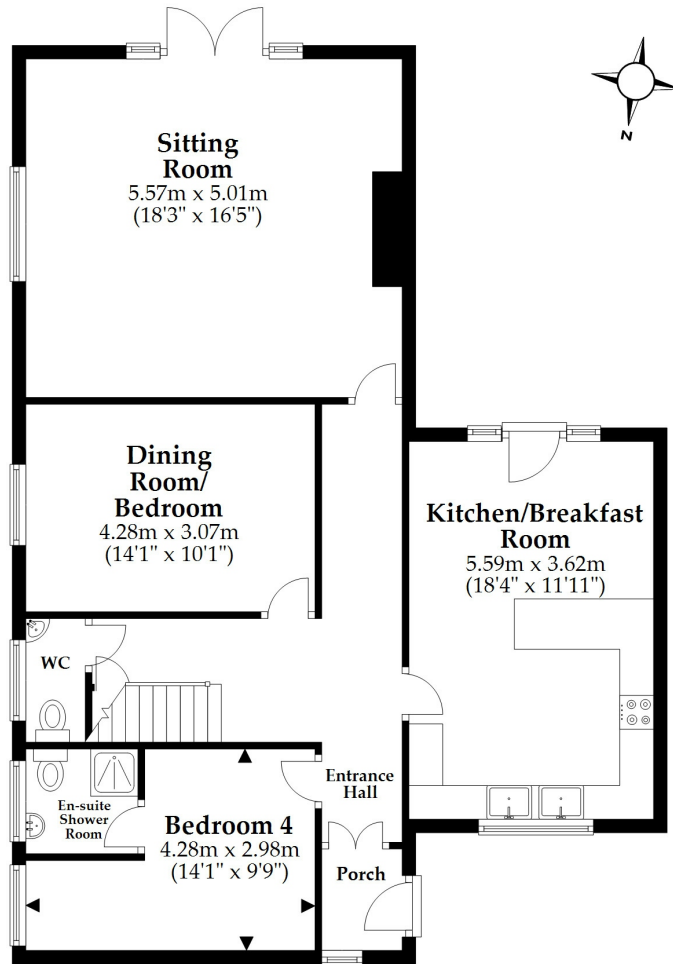
The spacious living room benefits from wooden floors throughout, a feature fireplace and a pair of French doors lead out to the garden at the rear. Further to the ground floor, a generously sized dining room also featuring wooden floors and window to the side of the property. A single bedroom or study located downstairs which benefits from an ensuite shower room.

To the first floor there are three good sized double bedrooms, all serviced by a shower room and spacious bathroom. The first floor landing provides ample storage with cupboard space from three double wardrobes.



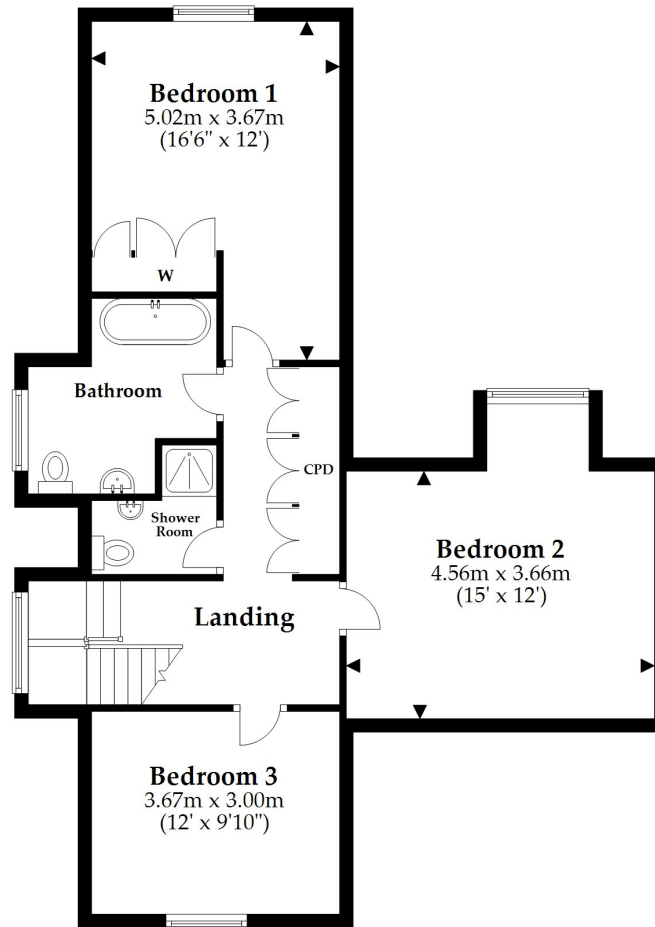
Ground Floor

Approx. 94.3 sq. metres (1014.6 sq. feet)



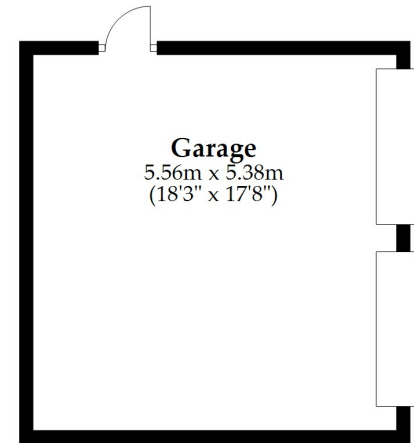
First Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



Garage

Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 194.3 sq. metres (2091.9 sq. feet)

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





This property benefits from a spacious driveway, double garage and south facing garden

Grounds and Gardens

The property is approached over a cattle grid via five bar gates, leading onto a spacious driveway. The rear garden can be accessed by a side gate situated to the left hand side of the property, where a pathway leads around to the partly raised garden which is mainly laid to lawn surrounded by planned shrubs, mature trees and hedges. This further leads down to the terraced area providing the perfect place for al fresco dining.



Directions

From our office in the Village proceed in a northerly direction towards Ringwood. Upon reaching Burley Street, the property will be found on the right hand side, if you turn into The Barracks and drive down the gravel track the properties entrance can be found at the end of the road on the right hand side.



£819,950





The Situation

Snowdrops is located in Burley Street with some of the New Forest's loveliest heathland views a short walk away. It is also close to the amenities of Burley, a honeypot New Forest village, and yet it is only a couple of minutes' drive to Picket Post on the A31. 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 nearby Burley and Brockenhurst with its mainline railway station (8 miles, Waterloo 90 minutes) 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 Efficiency Rating: D Current 60 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.



“

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	0.7 miles
The Burley Inn	0.9 miles
St Johns Church	0.9 miles
Burley Primary School	1.0 miles
Burley Golf Club	1.2 Miles
The White Buck	1.5 miles
Moyles Court School	3.7 miles
Ballard Private School	5.8 Miles
Brockenhurst Mainline Railway Station	6.2 miles
Brockenhurst Tertiary College	6.4 miles
The Pig Restaurant	7.0 miles
Lime Wood House Hotel	7.1 miles



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

www.spencersnewforest.com