



FELLS GULLIVER

PROPERTY EXPERTS

*Est. 1988*

New Forest

# The Old Bakery

Lester Square • Burley • Ringwood • BH24 4BE







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Located within easy reach of the village centre, this charming four bedroom detached property built in the 1870's has a wealth of character features including a magnificent fireplace and exposed beams. This delightful property offers spacious and versatile accommodation and benefits from two garages, a small paddock and mature gardens.



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£1,250,000

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## Key Features

- Located in a small gated community
- Open plan snug/second reception room and large larder
- Ground floor bedroom three/study
- Bedroom four/dressing room
- Beautiful mature gardens with water feature
- Large light and airy sitting room with beautiful large fireplace and inset woodburner
- Ground floor bedroom two with en-suite bathroom
- First floor master bedroom, shower room and laundry room
- Two separate garages, both with power and light
- EPC Rating: D

*Est.1988*





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# Description

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This charming and deceptively spacious detached house has a wealth of charm and character and benefits from a small paddock, secluded gardens and versatile accommodation.

Covered storm porch with outside light. Stable door leading into the kitchen/dining room. Lovely light and airy room with range of floor and wall mounted cupboard and drawer units with rolled worktop over and inset single unit with tiled splashbacks. Integrated five ring gas hob with electric oven beneath, space and plumbing for dishwasher, space for tall fridge freezer. Feature wrought iron fireplace in the dining area. Two velux roof lights, space for dining table and chairs, window to the front aspect. Sliding door through to the inner hallway, with a reception room with feature open tread staircase leading up to the first floor, feature fireplace, window to the rear aspect with plantation shutters, door into the walk-in larder and door into ground floor bedroom three/study which has a window to the rear aspect. The reception room leads through to the snug area which has a bay window to the side aspect. From the inner hall, there is access to bedroom two with built-in wardrobe and storage cupboard, windows to the side and rear aspect. Couple of steps up leading into the en-suite bathroom which comprises of a free standing roll-top bath, WC, wash hand basin and window to the side aspect. From the inner hallway, there is a door leading into the spacious sitting room. The main focal point of this room is the magnificent large fireplace with oak beam, original oven doors and inset woodburner. This lovely light and airy room has a bay window to the front aspect, windows to the side aspect, beamed ceiling and sliding patio doors to the side aspect leading out to the terrace and garden.

First floor landing with window to the front aspect. Door leading in the master bedroom with a bay window to the side aspect. There is a large walk-in dressing room accessed from the landing with a built-in wardrobe and window to the rear aspect. This room could also be used as a fourth

bedroom. Shower room comprising a large fully tiled walk-in shower cubicle with rainfall shower head and additional hand-held mixer shower. WC, wash hand basin, chrome heated towel rail, obscure window to the front aspect. There is a useful laundry room with space and plumbing for a washing machine and tumble dryer. Wall mounted gas fired central heating boiler, storage cupboard and window to the rear aspect.

The property is approached through a wooden five bar gate with matching pedestrian gate, and owns all the driveway right up as far as the fence to the rear of the paddock. This provides excellent parking facilities directly outside the property and also leads to the twin double garages, both with power and lighting. Between the garages is a useful covered log store. There are lovely well stocked borders, with mature shrubs, plants and evergreens. The gardens are private and principally laid to lawn, fully enclosed by mature hedging and a greenhouse. There is a lovely waterfall feature, and a secluded sun-trap patio adjacent to the sitting room. There is a small paddock which is well fenced with a field gate.

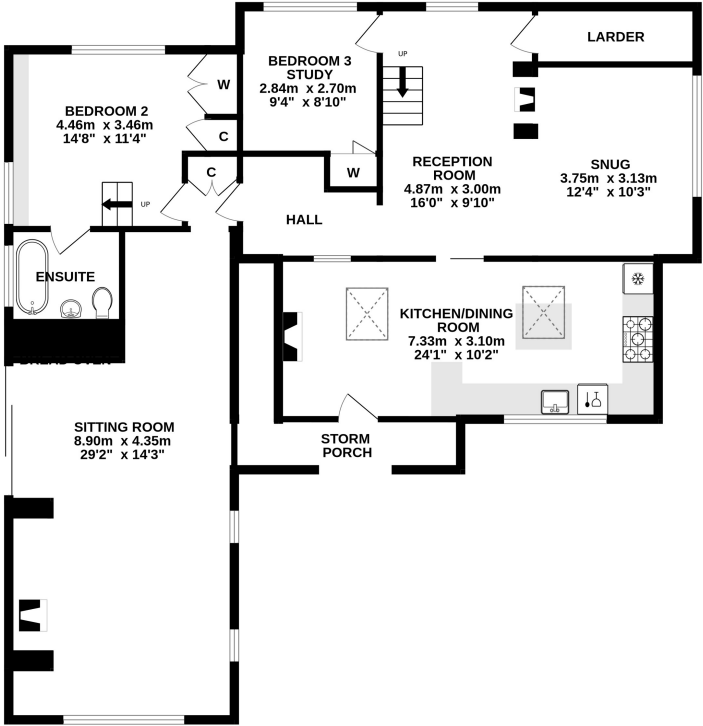
N.B. The property has forest and commoners rights which include the benefit of pasture, mast and turbarry.

The village of Burley 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. There is a primary school and the area is well served by excellent private schools which include Walhampton, Durlston Court and Ballard School near New Milton. The market town of Ringwood is approx 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.

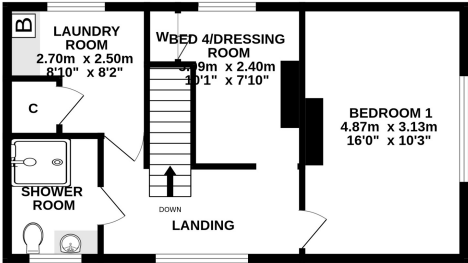


# Floor Plan

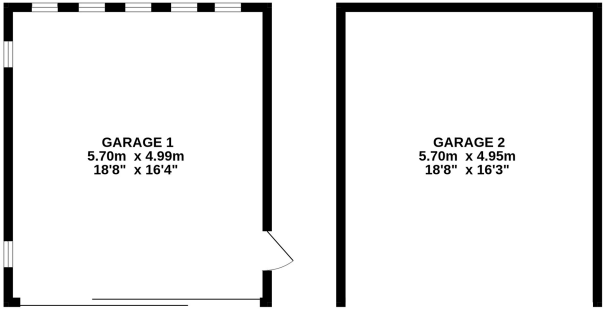
GROUND FLOOR  
123.6 sq.m. (1330 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



OUTBUILDINGS  
56.7 sq.m. (610 sq.ft.) approx.



THE OLD BAKERY

TOTAL FLOOR AREA : 222.2 sq.m. (2391 sq.ft.) approx.

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