



**The Nook**

*The Cross, Burley, Ringwood, BH24 4AA*

**SPENCERS**  
NEW FOREST





*A unique opportunity to acquire this immaculately presented one bedroom cottage which is situated right in the heart of Burley Village. Further benefits include off street parking, enclosed patio and garden area as well as direct forest access to the rear*

## The Property

The front door leads into the stunning, newly fitted Shaker style kitchen comprising a range of base, wall and drawer units as well as an inset sink, induction hob, electric oven, integrated dishwasher and under counter fridge. A further work surface on the opposite side of the room is ideally suited as a coffee station.

The bright and airy sitting room is situated to the far end of the property, boasting a beautiful, vaulted ceiling, Herringbone flooring, a cosy inset log burner and French doors leading onto the patio seating area. Incorporated within the sitting room is space for a small dining table, benefiting from charming views across the garden.

To the opposite end of the property is a good-sized double bedroom which also features a vaulted ceiling, adding to the feel of space and comfort.

The accommodation is completed by a stylish and elegant shower room which sits centrally within the property.

**Agents Note:** Should a purchaser wish to continue running The Nook as a holiday let, the seller is willing to sell as a going concern, fully furnished.



**£435,000**



FLOOR PLAN

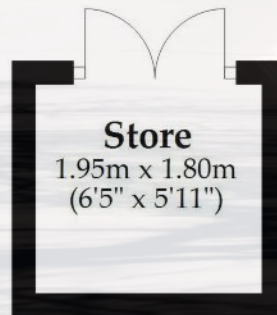
**Ground Floor**

Approx. 39.4 sq. metres (423.7 sq. feet)



**Outbuilding**

Approx. 3.5 sq. metres (37.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.5 sq. feet)

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



*The property has been beautifully restored by the current owners, whilst still retaining its character, as the building was formerly the Burley Grain Store*

## Grounds & Gardens

A small forest track leads to a gravel driveway, providing a spacious parking space for one vehicle. Further benefits include a fully fitted 7kw electric car charging point.

From the driveway, a secure gated entrance leads immediately into a landscaped garden which is bordered by a brick wall and wooden fencing, allowing for a complete sense of peace and tranquillity, whilst being conveniently located in the heart of the village.

A patio leads from the gate to the front door and also to the lovely grass area to the right. Beyond here is another patio area to the rear, ideally suited for relaxing or even al fresco dining. The patio is flanked by raised flower beds which are interspersed with plants and shrubs.

The garden also has the added benefit of a secure, lockable store, ideal for bike or furniture storage.

## Directions

From our office in the centre of Burley village, proceed up the gravel track that runs parallel with the left hand side of our building and you will find the property immediately on your right hand side.



## The Situation

The property is centrally located in, 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.

## Services

Energy Performance Rating: C

Council Tax Band: B

Tenure: Freehold

All mains services connected



## Viewing

By prior appointment only with the vendors sole selling 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

Noohn Cafe	0 miles
The Burley Inn	0 miles
The Queens Head	0 miles
Shappen Stores & Cafe	0 miles
The Cider Pantry & Tea Rooms	0.2 miles
Burley Manor Hotel	0.3 miles
Burley Golf Club	0.4 miles
The White Buck	1.1 miles
Brockenhurst Mainline Railway Station	7.4 miles
The Pig Restaurant	8.4 miles
Lime Wood House Hotel	8.5 miles





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

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