



11 Warnes Lane

*Burley, Ringwood, BH24 4EH*

SPENCERS  
NEW FOREST









*A three-bedroom semi detached family home, which offers a pleasant front and rear garden. The property is conveniently located within a short walk of the open forest and Burley village and its amenities*

## The Property

The property is accessed via a side door which into the main hallway, where you are met with stairs leading up to the first floor and access to a spacious utility room which could double up perfectly as an office.

Further access is provided from the hallway to the kitchen which sits at the front of the property offering both low lying and eye level units and views over the front garden.

A separate door from the hallway leads to the main living room which offers a lovely peaceful element to the home with further access via French doors to the conservatory giving lovely views over the rear garden.

Carpeted stairs lead to the first floor, which offers three good-sized bedrooms which all benefit from an abundance of natural light and storage.

Two of the double bedrooms are located at the rear of the property, overlooking the lovely garden with the third overlooking the front garden. A three-piece family bathroom completes the upstairs accommodation.

**£439,995**



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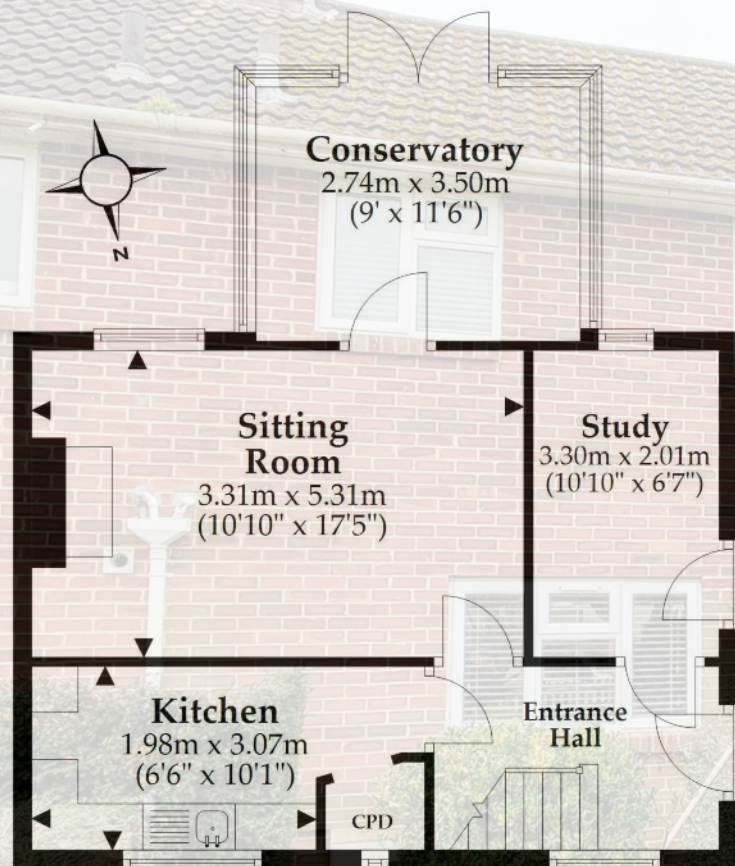


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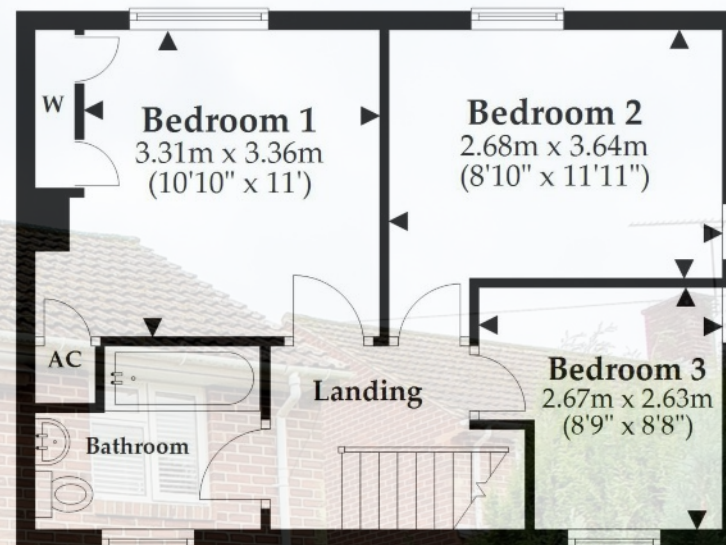
## Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



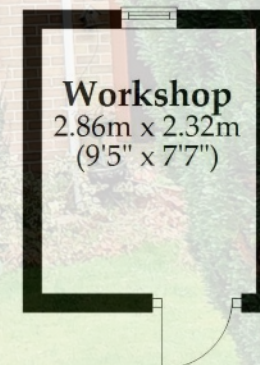
## First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



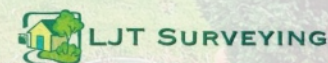
## Outbuilding

Approx. 6.6 sq. metres (71.4 sq. feet)



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

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







## Outside

A front hedge with pedestrian gate leads down a stone pathway through the front garden, which is laid to lawn, and takes you to the front door and to the rear garden.

The entire front of the plot is bordered by a range of healthy hedging and tall trees, allowing a fantastic feeling of peace and seclusion.

Further hedging follows the property line to the rear garden, providing a fantastic border. The rear garden is mostly laid to lawn with a small patio area just beyond the French doors and a garden shed situated in the corner. The garden has a southerly facing aspect and is also surrounded by further hedgerow and small trees, providing a great feel of peace and privacy. A garden shed sits to the rear and gives good storage.







## The Situation

Warnes Lane 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 both easily accessible.

## Services

Energy Performance Rating: C Current: 71 Potential: 85

Council Tax Band: C

Tenure: Freehold

All mains services connected

Broadband: Standard broadband with speeds of 29Mbps is available at the property

Mobile Coverage: No known issues, please contact your provider for further clarity

## Viewing

By prior appointment only with the vendors selling agents Spencers Property.

Spencers Property 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

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

New Forest Cider	0.1 miles
Burley Primary School	0.5 miles
Burley Manor Hotel	0.6 miles
The White Buck	1.0 miles
Bransgore Primary School	3.4 miles
Brockenhurst Mainline Railway Station	5.9 miles
Brockenhurst Tertiary College	6.1 miles
The Pig Restaurant	6.7 miles
Lime Wood House Hotel	7.2 miles





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

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