

PLANNING
PERMISSION



Woodside

Church Lane, Burley, Ringwood, BH24 4BD

SPENCERS
NEW FOREST



A rare opportunity to purchase a delightful forest cottage with an abundance of character, situated in one of the most desirable locations in the National Park with Forest access immediately from your front door

The Property

The property is entered through a covered porch through the main door where you immediately walk into the cosy main living room with log burner and built in storage units. Leading from this room you enter the dining room also offering feature fireplace and double aspects views with further access from here to the conservatory at the back of the property. Both the main living room and dining room sit at the front at the property and enjoy stunning views into the Forest.



At the rear of the property and accessed both via the conservatory and main living room, is the kitchen with an array of low-lying storage units, butler style double sink. A door from the kitchen leads you to a good-sized pantry room with ample storage and window.

Stairs from the front of the house lead you up to the first-floor landing where you two double bedrooms sit at each side of the house. The principal bedrooms enjoys double aspect views with feature fireplace and the second bedroom enjoys views to the front over looking the Forest and boats in built cupboards. A good sized third bedroom sits at the rear of the property with view over the lovely garden. Upstairs is completed by the three-piece family bathroom.



The garage is lined with tiled flooring and houses the utilities for the house with further plans to incorporate this into the main house through the pantry.



Further benefits include being offered to the market with potential to extend and improve with planning permission granted for a two storey extension

Grounds & Gardens

At the front of the property you are greeted with wooden fencing and double gates that allow for access onto the front for off street parking and further singular pedestrian gate access. The front of the property is laid with shingle and boast an array of lovely flower beds with large hedging flanking the property giving it is peace and seclusion.

Access to the rear garden is to the right-hand side of the property where there is a large, grassed garden with a wrap around patio area. The rear garden is bordered by further large hedging and fencing allowing for ample privacy. Further benefits include gated access at the back from the lane. An outside W/C, tool shed and storage shed complete the outside buildings.

Directions

From our offices in the centre of the village, head out along Chapel Lane and take the second right into Beechwood Lane. Continue to the top of the first rise and turn right into Church Lane. Turn left after the first property on the left hand side and Woodside can be found half way up the track on the left hand side.

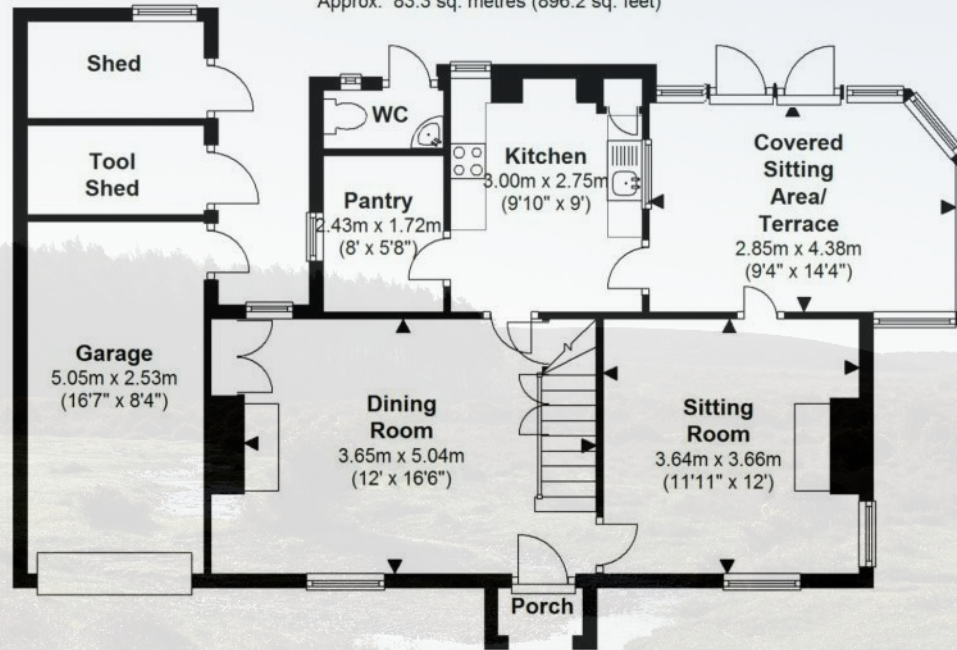
£895,000



FLOOR PLAN

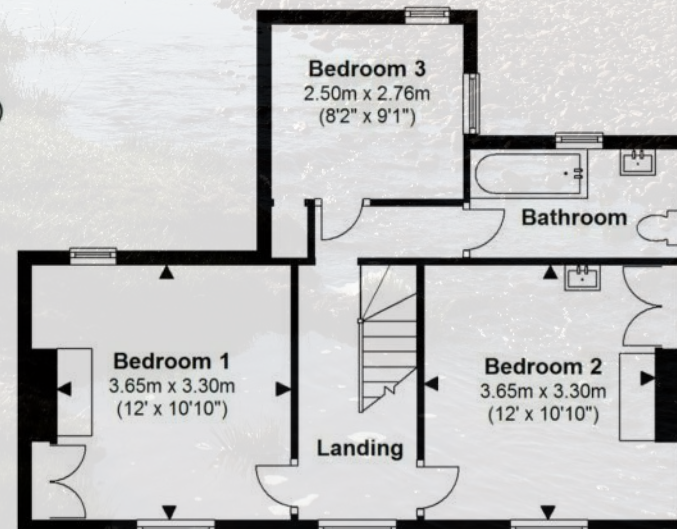
Ground Floor

Approx. 83.3 sq. metres (896.2 sq. feet)

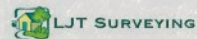


First Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 131.6 sq. metres (1416.5 sq. feet)



Plan not to scale and is for illustrative purposes only. The dimensions, North point and all other items are approximate and should not be relied upon. All spaces attached to the main property are included in the floor areas stated. 3D plans do not represent the state of the property. LJT Surveying Ringwood



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: F

Council Tax Band: F

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.

APPROVED PLANS



Front Elevation
As Proposed



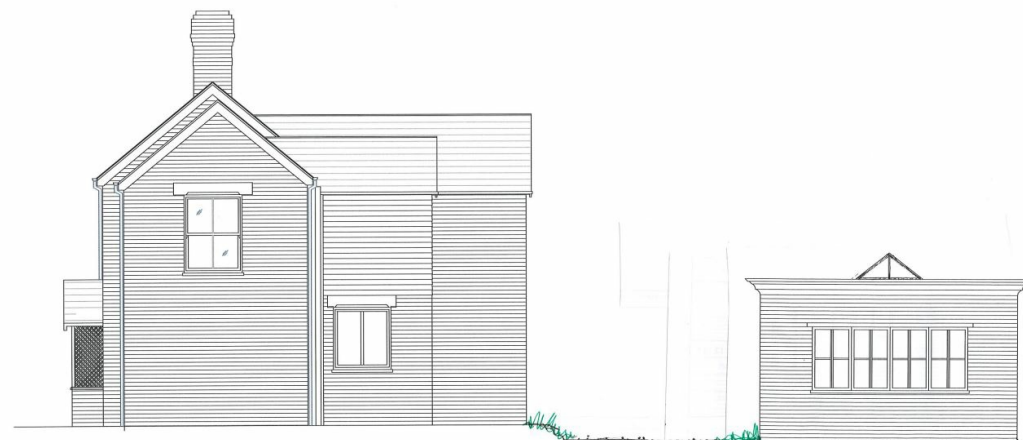
Rear Elevation
As Proposed

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CHARTERED SURVEYORS
82 High Street
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SO41 8AY
Tel: 01534 873202
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Printed: Woodside



Left Side Elevation
As Proposed

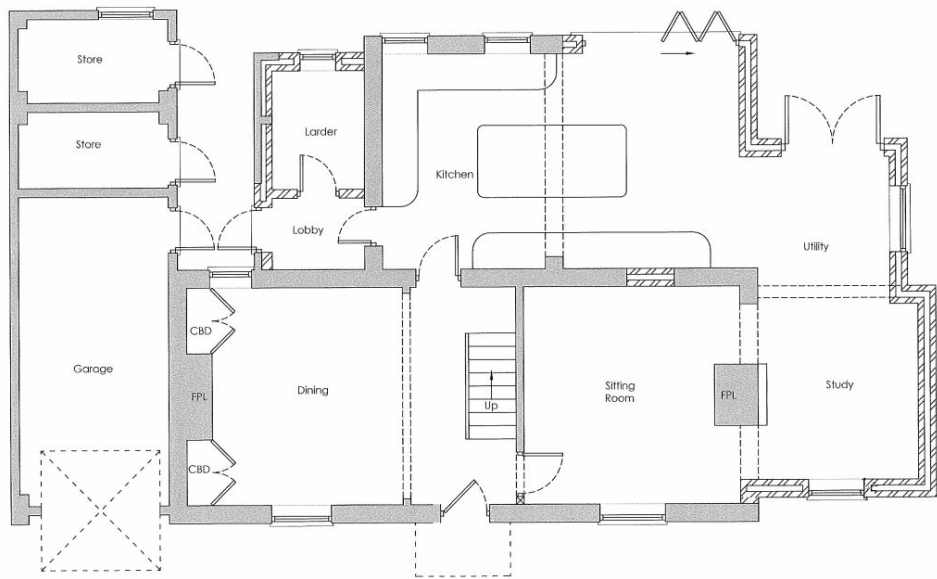
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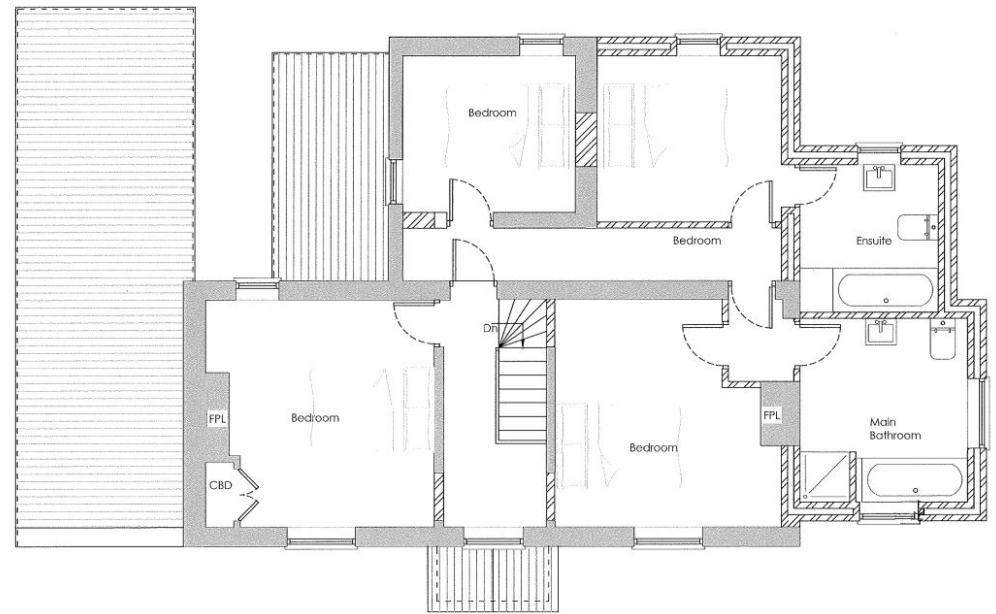
Right Side Elevation
As Proposed

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APPROVED PLANS



Ground Floor Plan
As Proposed





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

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