



Two Acres

*Beechwood Lane, Burley, Ringwood, BH24 4AR*

SPENCERS  
NEW FOREST





# TWO ACRES

## BEECHWOOD LANE • BURLEY • RINGWOOD

*A stunning three-bedroom detached residence in the heart of the New Forest National Park enjoying elevated views across approximately 1.8 acres of grounds and gardens. Offered to the market in an exceptional standard having been completely refurbished by the current owner.*

**£1,595,000**

### **Main House**

Kitchen/living room • Dining room • Utility room  
Three bedroom • Three shower rooms

### **Grounds & Gardens**

Detached double garage • Triple stable block • Wildlife pond • 1.8 Acres







## The Property

A large glass front door with timber frame leads into a welcoming hallway with spotlights, feature fireplace and access to all the accommodation. Double doors from the hallway lead onto the main feature of the house being the large semi open-plan kitchen living room.

A modern kitchen with wooden flooring offers an array of both low level and eye level units with built in microwave oven, oven and dishwasher. A kitchen island offers further units all sat under a quartz work surface boasting an electric induction hob with inset extractor fan and breakfast bar at the end offering space for a few chairs. A door from the kitchen leads into the utility room which offers further low lying and eye level storage units, large cupboards and door out onto the garden. From the kitchen, you continue into the large sitting room with wooden flooring throughout offering an abundance of natural light with sliding doors onto the raised decking ideal for Al Fresco dining. A further extended bright and airy dining room gives additional living space and equally boasts sliding doors onto decking making this the ideal social home for entertaining, bringing the beauty of the outside, in with the whole of this section of the house enjoying elevated views of the stunning garden.

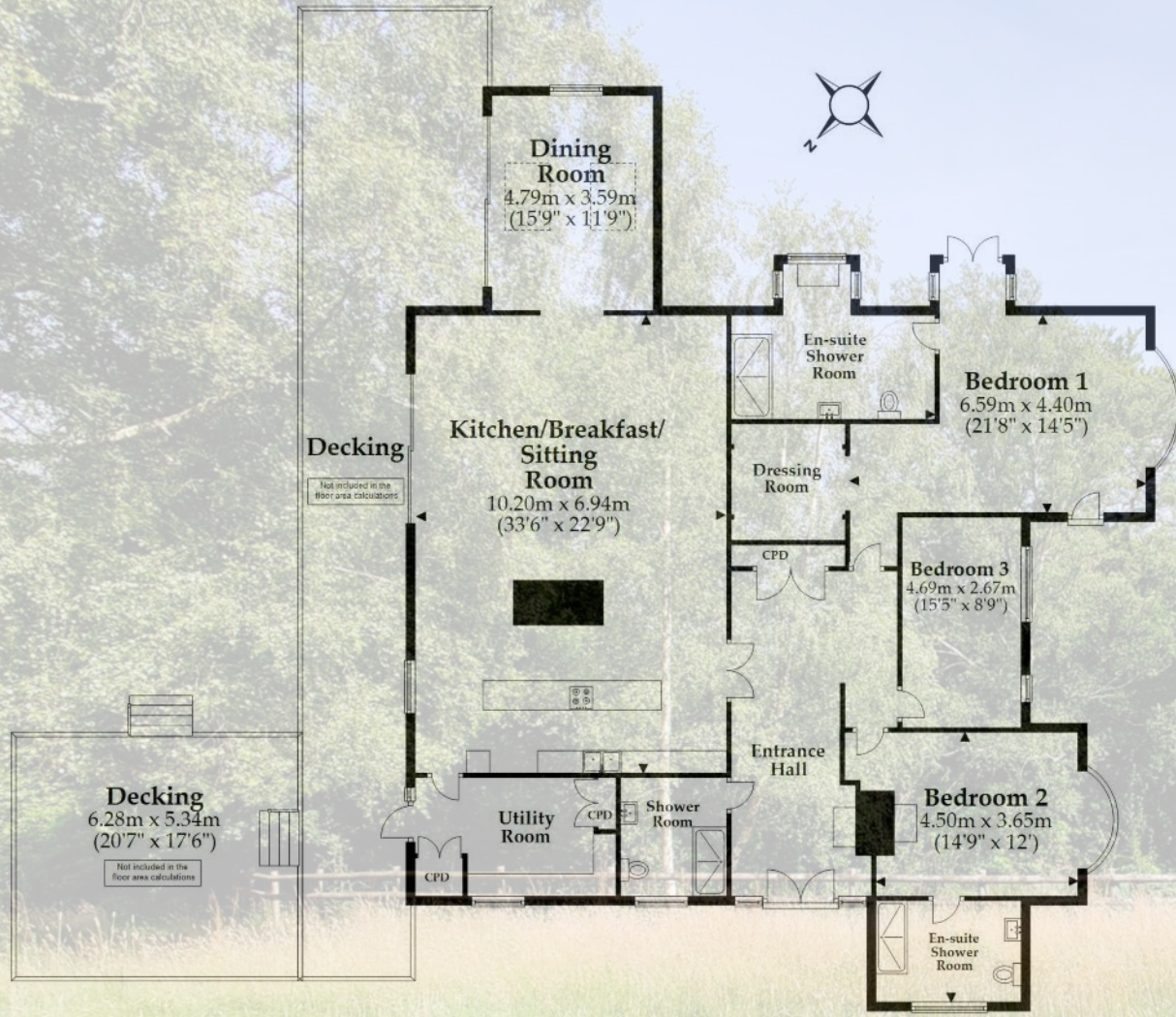


Back from the hallway you access the bedrooms which sit at the front of the property. Bedroom three sits in the middle and offers versatile use as a large third bedroom or study. Bedroom two boasts a lovely bay window, feature fireplace and access to a lovely modern en-suite shower room. The principal bedroom sits at the end of the house and equally offers a lovely bay window, a large en-suite shower room, dressing room and doors out to the garden.



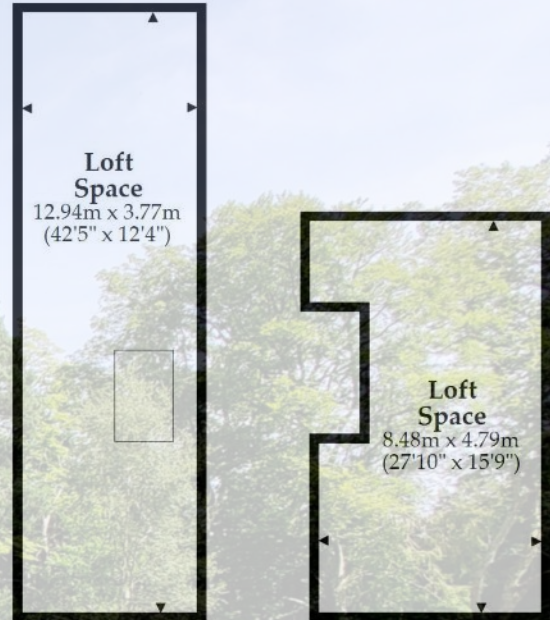
## Ground Floor

Approx. 221.1 sq. metres (2379.5 sq. feet)



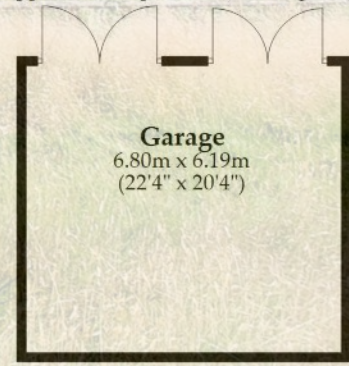
## First Floor

Approx. 86.4 sq. metres (929.8 sq. feet)



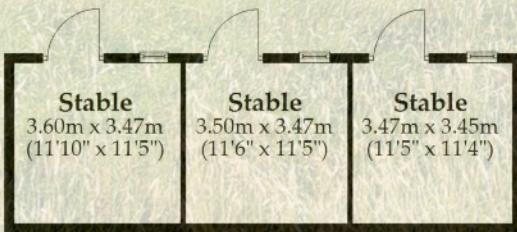
## Garage

Approx. 42.1 sq. metres (453.1 sq. feet)



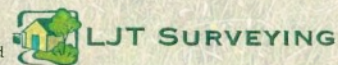
## Stables

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 386.8 sq. metres (4163.9 sq. feet)

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









## Grounds & Gardens

Double wooden electric gates open onto a large gravel driveway with ample parking for numerous cars. A brick built, timber clad double garage provides further storage or a covered area for cars whilst three stables could be used for a small amount of livestock or further storage. Spanning the length of the property raised decking provides elevated views of the garden with a further lower decking area used as an external dining area. The grounds in total reach approximately 1.8 acres with most of the land laid to lawn with shrubs and hedgerows providing natural borders. A timber fence surrounds a beautiful natural pond which creates wonderful wildlife habitats. Towards the rear of the property is a gate which could provide direct forest access. NB: The property does benefit from commoners' rights.



## The Situation

Two Acres lies about  $\frac{1}{4}$  mile from the centre of, 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. There are multiple sailing clubs in nearby Lymington (12 miles) and numerous golf courses throughout the New Forest including one in Burley itself. Brockenhurst (8 miles) boasts a mainline railway station (Waterloo 90 minutes) whilst Ringwood (5 miles) provides coach links to the Capital. 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

All mains services are connected to the property  
Underfloor heating throughout  
New air source heat pump  
Council tax band - G  
Energy Performance Rating - Current: 60 D Potential: 75 C

## Directions

From our office in Burley, turn right and take the left-hand fork past the Queens Head onto Chapel Lane. Proceed for approximately half a mile until you see Beechwood Lane on your right-hand side. Proceed for a couple hundred metres up the road and Two Acres can be found on your left-hand side set behind





## 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

The White Buck	0.4 miles
Burley Primary School	1.2 miles
Burley Golf Club	1.3 miles
Ballard Private School	6.0 Miles
Brockenhurst Mainline Railway Station	7.0 miles
Brockenhurst Tertiary College	7.4 miles
Lime Wood House Hotel	9.4 miles

## 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.



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](mailto:burley@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)