



**Roselea Cottage** *165 Stony Lane, Burton, BH23 7LD*

**SPENCERS**  
COASTAL





## STONY LANE - BURTON

*Nestled within the charm of a 17th century grade II listed residence, this delightful property offers picturesque views over the surrounding meadows.*

### Property Video

Point your camera at the QR code below to view our professionally produced video.



**£887,500**





*The property has been thoughtfully extended overtime, it showcases character features throughout and boasts ample and adaptable living spaces.*

### Ground floor accommodation

Upon entering the welcoming hallway, you'll find access to all the ground floor accommodations, as well as a convenient understairs storage area.

To the left of the entrance lies a generously proportioned study/bedroom 4, complete with an attached WC. This area could easily be transformed into a self-contained annexe if desired.

On the right-hand side, a delightful dual aspect living room, providing serene views of the rear courtyard and meadows. A charming log burner act as an attractive focal point in the room

Adjacent to the living room, a tasteful dining room features a bay window that overlooks the front, along with a log burner and built-in storage.

This room seamlessly flows into the double aspect kitchen, which boasts a wide range of wall, floor, and drawer units with quality granite worksurfaces over, and a breakfast area offering a scenic view of the surrounding fields.

The kitchen comes equipped with modern appliances, including a Rangemaster style oven with a matching extractor hood, a fridge freezer, a dishwasher, and a washing machine. French doors open onto the courtyard.

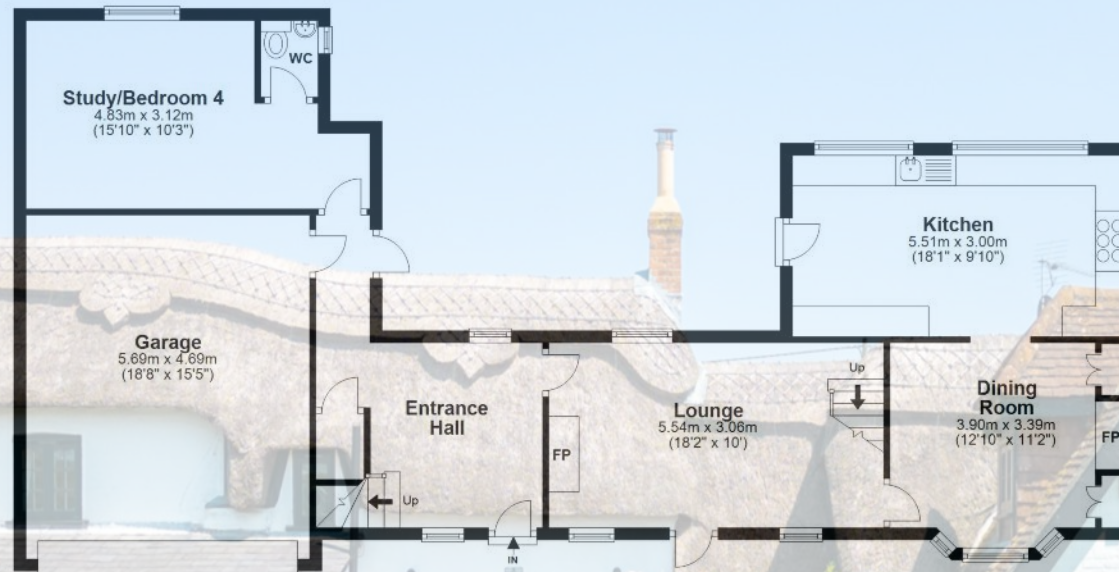




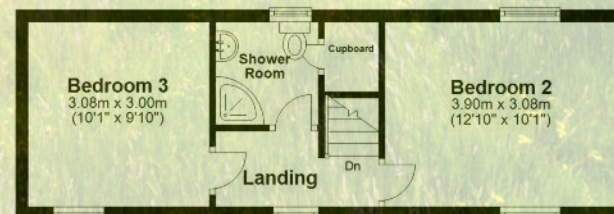
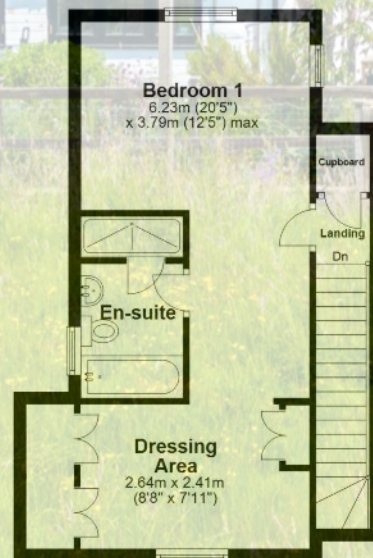


## FLOOR PLAN

Ground Floor



First Floor



### Approximate Gross Internal Areas

Ground Floor: 99.2 sqm / 1067.0 sqft

First Floor: 67.2 sqm / 723.0 sqft

### Total Approximate Gross Area:

166.4 sqm / 1790.0 sqft





“

*The property is further enhanced by a large driveway, ensuring plentiful off-road parking and access to the double garage.*

---

### First floor accommodation

The first floor of the property is divided into two sections, each accessible via a separate staircase.

From the entrance hallway, the stairs lead to a dual aspect master bedroom suite. This luxurious space includes a dressing area with ample built-in wardrobes and a lavish ensuite shower room featuring underfloor heating. The ensuite boasts a large, tiled shower cubicle/steam room with a rainfall shower attachment and an 'Oceanic' digital programmer

The second set of stairs ascends from the living room and leads to two generously sized double bedrooms. Bedroom three boasts a vaulted, beamed ceiling. These bedrooms share a three-piece family bathroom, complete with a corner shower cubicle and partly tiled walls



## Outside

Outside, the property is accessed through a spacious block pavior driveway, providing extensive off-road parking. The driveway leads to the integral double garage and the low-maintenance front gardens, which are enclosed by mature shrubbery, ensuring privacy. The rear courtyard garden, a standout feature of the property, enjoys a delightful south-west facing aspect and offers picturesque views of the surrounding fields

## The Situation

This delightful home is situated in the small village of Burton, close to the local school, doctor's surgery, two gastro pubs and shop. It is situated on the edge of the Avon Valley, approximately two miles from the harbour-side town of Christchurch, with easy access to the south coasts stunning beaches at Bournemouth and Poole.

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (from Boots to Waitrose). It has become something of a foodie destination: chock-a-block with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. It is also the venue for a popular food and wine festival that attracts some high-profile chefs.





*Situated in the small village of Burton, less than two miles from Christchurch Town Centre.*

## Services

Energy Performance Rating: D Current: 62 Potential: 72

All mains services connected

## Points Of Interest

Burton News & Stores	0.7 Miles
The Oak Inn	1.0 Miles
The Bear of Burton	1.3 Miles
Highcliffe Castle & Beach	4.8 Miles
Hengistbury Head	3.7 Miles
Christchurch train station	1.9 Miles (1 hour,50 minutes to London Waterloo)
Castlepoint Shopping Centre	4.9 Miles
Bournemouth Airport	4.4 Miles

## Important Notice

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 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:

T: 01425 205 000 E: [christchurchbay@spencerscoastal.com](mailto:christchurchbay@spencerscoastal.com)

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