



Tresco

11 Clough Lane, Burley, Ringwood, BH24 4AE

SPENCERS
NEW FOREST





Situated in a sought-after location in the heart of the village of Burley lies this charming three-bedroom property

The Property

Upon entering the property, there is a characterful sitting room which features exposed beams and a brick fireplace with an electric fire. From here, access can be gained to the dining room which in turn, provides further access to both the study and kitchen. The study benefits from views of the front garden, fitted shelves and desk.

The kitchen is fully fitted with high and low-level storage cupboards, oven and electric hob with overhead extractor fan, sink with draining surface, a large and useful walk-in pantry and utility area with space and plumbing for kitchen appliances. An external door leads onto the rear terraced area and garden beyond.

An internal hallway provides access to the staircase and also the family shower room, which comprises a shower cubical, hand washbasin and low-level WC.

To the first floor there are three good sized bedrooms, all of which benefit from single aspect views. Bedroom one and two incorporate fitted wardrobes and feature fireplaces. Further to this level, there is a family bathroom comprising a low-level WC, fitted bath and hand wash basin.

£599,950



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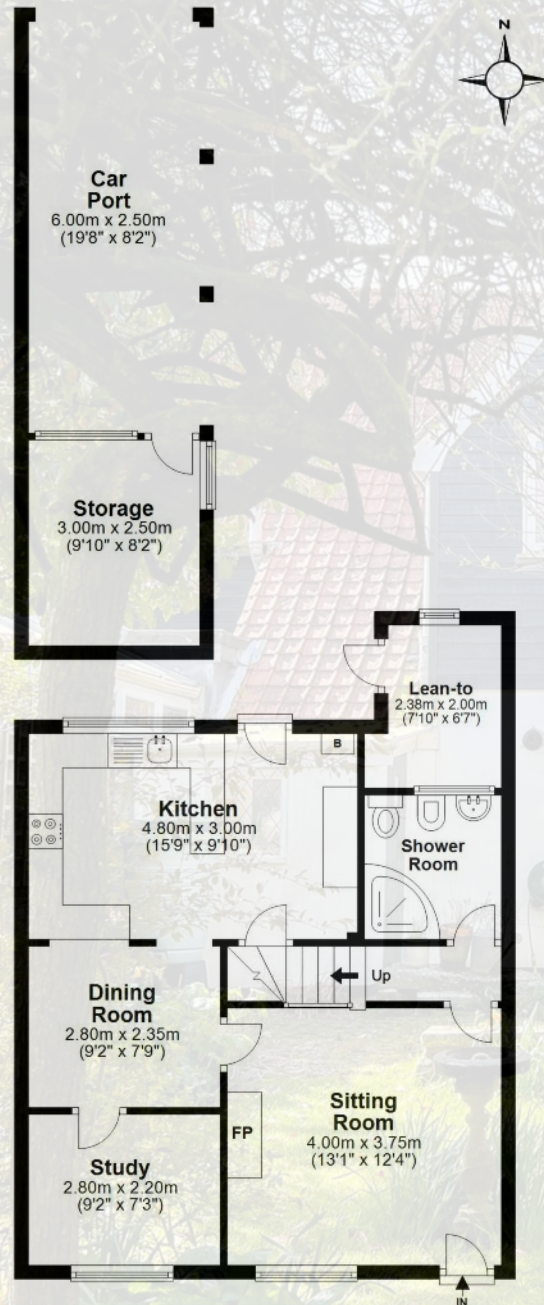
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FLOOR PLAN

Ground Floor



Floor Plan

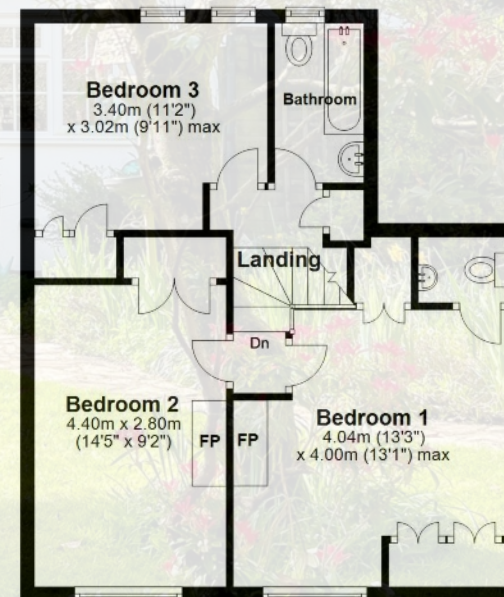
Approx Gross Internal Areas

House: 105.2 sqm / 1132.4 sqft

Outbuilding: 22.7 sqm / 244.3 sqft

Total Approx Gross Area: 127.9 sqm / 1376.7 sqft

First Floor





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Further benefits include a delightful front and rear garden as well as off-road parking

Grounds & Gardens

The property fronts onto Clough Lane and has a charming front garden which is mainly laid to lawn and is bordered by a timber picket fence and a mature hedgerow, with a path leading to the front door.

Access to the rear garden is gained from Esdaile Lane and has a timber trellis fence and an iron gate providing pedestrian access. The garden is mainly to lawn and is interspersed with mature trees, plant beds and has a winding paved path leading to the rear door. Additionally, there is a lean-to storage area, a timber outbuilding and a single car port providing off-road parking for a vehicle.

Directions

From the centre of the village, pass the entrance to the Burley Manor Hotel on your right. Shortly after, turn left into Esdaile Lane. At the cross, turn right onto Clough Lane and the property will be on the 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: D

Council Tax Band: D

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

Burley Manor Hotel	0.3 miles
St Johns Church	0.3 miles
Burley Primary School	0.3 miles
The Burley Inn	0.8 miles
Burley Golf Club	0.6 miles
The White Buck	0.9 miles
Ballard Private School	5.0 miles
Brockenhurst Mainline Railway Station	5.8 miles
Brockenhurst Tertiary College	5.9 miles
The Pig Restaurant	6.6 miles
Lime Wood House Hotel	7.0 miles



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

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