



**Bumble Bee Cottage**

*6 Garden Road, Burley, Ringwood, BH24 4EA*

**SPENCERS**  
NEW FOREST





*A delightful two-bedroom, semi-detached cottage situated in a sought-after location within walking distance of the centre of the village*

## The Property

The property is accessed via a welcoming entrance hall with a staircase directly ahead, leading to the first floor. To the left is the downstairs cloakroom featuring a low-level WC and handwash basin. Further to this is a useful utility room with a single aspect view to the front of the property, storage cupboards, a sink and space and plumbing for kitchen appliances. To the right of the entrance hall is the light and airy sitting room with double aspect views, featuring a working log burner, creating a lovely cosy room.

The fully fitted kitchen/dining room comprises high and low level storage units, integrated dishwasher, Smeg oven and overhead extractor fan, butler sink and solid wood surfaces. The dining area also features double French doors leading to the rear terrace and garden beyond and provide an abundance of natural light.

To the first floor there are two very good-sized double bedrooms, both with feature fireplaces and single aspect views over the rear garden. They both benefit from en-suite bathrooms, with Bedroom One having a full suite with fitted bath, walk-in shower, hand washbasin and WC.

**OIEO £650,000**



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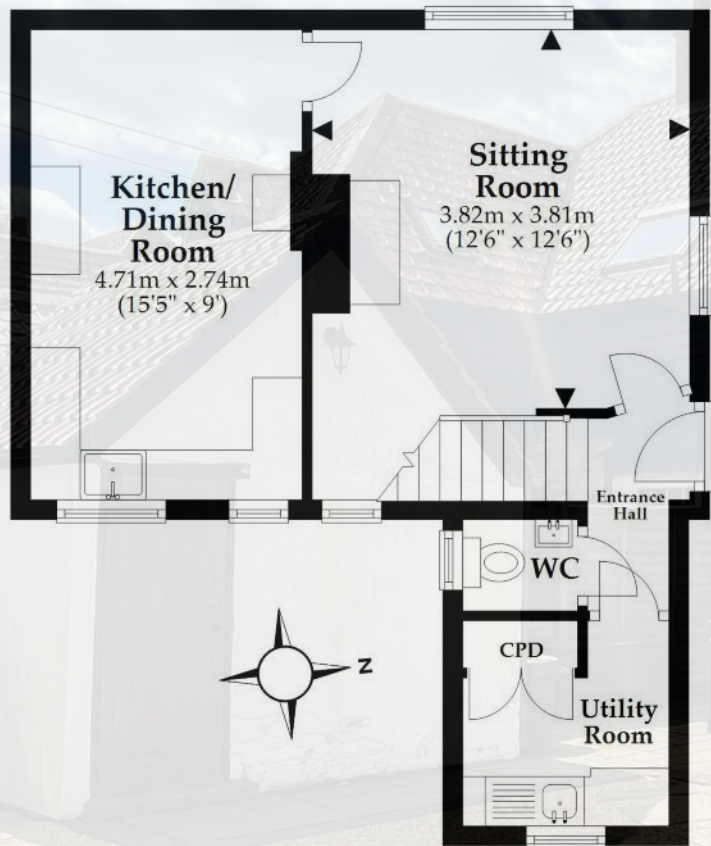


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## FLOOR PLAN

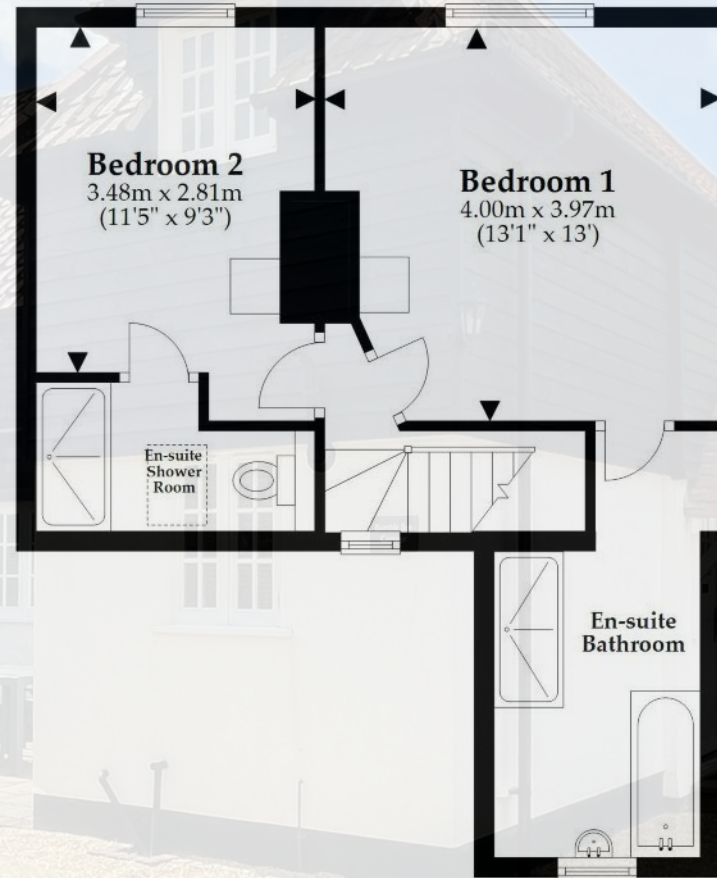
### Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



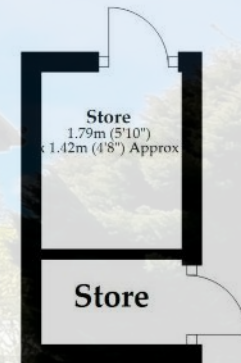
### First Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



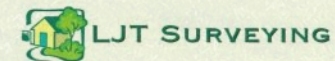
### Outbuilding

Approx. 3.9 sq. metres (42.0 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

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





*Further benefits include off road parking, charming front and rear gardens and a detached outbuilding*

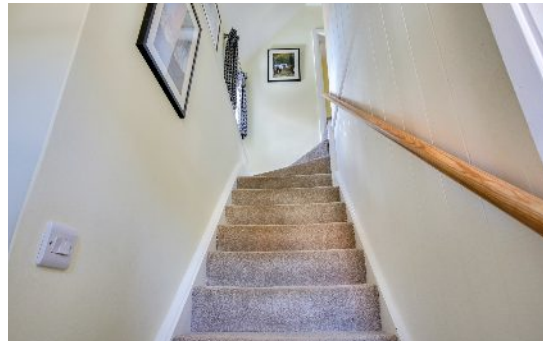
## Grounds & Gardens

The property is accessed via a quiet lane, with wooden gates leading to a generous gravel driveway, allowing plenty of off-road parking. An area of lawn and patio with a seating area make up the front garden. There is a useful store with space for garden equipment, bins and bikes. The gravel pathway continues round to the side of the property and to a gate, leading into the rear garden.

The rear garden is primarily laid to lawn with mature trees, hedges and shrubs forming the border. There is an area of patio which is accessed via French doors in the dining room, making it an ideal space for alfresco dining and enjoying the westerly aspect.

## Directions

From our office in the village, proceed north along Ringwood Road passing the tea rooms and take the first left into Garden Road. Bumble Bee Cottage will be found shortly 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

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
The Burley Inn	0.2 miles
Burley Primary School	0.4 miles
St Johns Church	0.5 miles
Burley Golf Club	0.6 miles
The White Buck	1.4 miles
Ballard Private School	6.5 miles
Brockenhurst Mainline Railway Station	7.7 miles
Brockenhurst Tertiary College	8.0 miles
The Pig Restaurant	8.7 miles
Lime Wood House Hotel	9.2 miles



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

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