



**Park Lodge**

*Ringwood Road, Burley, Ringwood BH24 4BS*

**SPENCERS**  
NEW FOREST





*Dating back to circa 1780 and originally the gate house to Burley Manor, Park Lodge offers a truly rare opportunity to acquire a property in a stunning and secluded plot in the heart of Burley.*

## The Property

Approaching the property through a solid wood front door, a large hallway with wooden flooring throughout leads to all principal reception rooms. To the side, the original rotunda offers views over the garden as well as a fireplace making it an ideal snug / home office. Double glass doors lead into the principal reception room enjoying a triple aspect outlook as well as featuring an impressive fireplace.

To the other end of the property is a kitchen with wall and base mounted cupboards, sink and cooker and a space for a table. A further door leads through into a walkway with further storage linking the laundry room at the end of the house. The ground floor is completed by a dining room and a downstairs bedroom with en-suite.

Stairs ascend to the first floor where an impressive master bedroom benefits from built in storage and an en-suite. Two further bedrooms are serviced by a jack and jill bathroom comprising bath, WC, sink and window to the side aspect.

Ancillary accommodation is available above the garage with stairs leading up to the first floor to a studio flat with WC, sink and shower and kitchenette area.

We believe the property benefits from its full planning allowance with previous enlargements having taken place in the 1960s and again in 1980.





*The property requires extensive refurbishment and further benefits from a double garage with ancillary accommodation above.*

## Grounds and Garden

The property can be accessed via three pedestrian picket gates with further space for two cars in front of the garage. The property's garden has been meticulously maintained with beautiful borders and carefully selected planting throughout.

Surrounding the property is a terrace accessed from numerous rooms within the property providing elevated views over neighbouring parkland and fields beyond. Steps lead down onto the main rear garden primarily laid to lawn interspersed with herbaceous planting. A greenhouse can be found attached to the double garage. In total, the grounds extend to just over 0.8 acre.



**£895,000**



Awaiting Floorplan



## The Situation

Park Lodge lies in 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.

## Directions

From our office in Burley, proceed down Ringwood Road, past the row of shops and turn right into the entrance of Burley Manor Hotel. The property can be found on your right hand side and parking can be found in front of the garage.

## Services

Energy Efficiency Rating: TBC

All mains services are connected to the property

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest

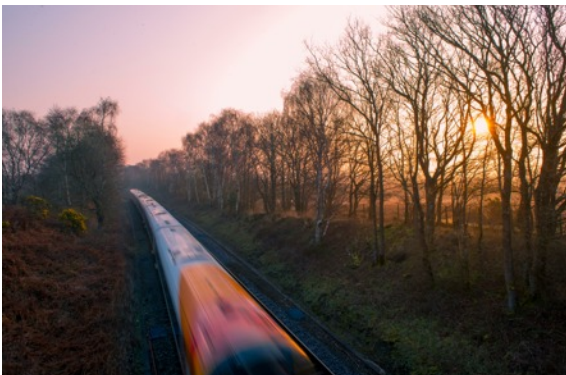
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*A honeypot village with ponies wandering down the high street untouched by time and tucked away in the lee of wooded slopes*

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## 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 0.0 Miles
- Shappen Stores 0.1 Miles
- The Burley Inn 0.1 Miles
- St Johns Church 0.2 Miles
- Burley Primary School 0.2 Miles
- Burley Cricket Club 0.2 Miles
- New Forest Cider 0.3 Miles
- The White Buck 0.8 Miles



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

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