



Honey Lane Cottage

*18, Honey Lane, Burley, Ringwood, BH24 4EN*

S P E N C E R S









# HONEY LANE COTTAGE

## BURLEY • RINGWOOD • NEW FOREST

*A fantastic opportunity to acquire this beautiful forest property nestled in the sought after village of Burley. Honey Lane Cottage is a wonderful example of a forest home, being secluded and private in its established plot extending to two and a half acres, offering*

*Equestrian facilities, tennis court, swimming pool, paddock and beautiful mature gardens.*

*This four bedroom detached house offers spacious and flexible living accommodation, presented in good order and presentable standard.*

**£1,825,000**





## The Property

Upon entering the side door into the entrance hallway, you are met with the staircase rising to the second floor accommodation and a cloakroom with W.C and wash basin. The kitchen/diner leads off from the hallway, fitted with base and wall units and integrated appliances including double oven, dishwasher, gas hob and one and half bowl sink. There is ample space for a large family dining room, creating a wonderful entertaining and social space. A large utility room sits off of the kitchen, housing the white goods and offering further storage space. A practical room for forest living, with a side door into the garage.

A cosy snug with French doors onto the rear terrace and a generous sitting room with a feature bay window, featuring full height windows and doors out, offering an amazing amount of light and lovely views onto the gardens. The sitting room benefits from a large open fireplace and wooden beams. To the front of the property is a dining room and a sun room/boot room, offering further flexible accommodation.

The first floor landing provides access to the four bedrooms. The principal suite sits to the front of the house with views over the front gardens, ample built in storage and an en suite shower room. Two further double bedrooms both with a built in cupboard each are facilitated by the family bathroom, with both bath and shower. Bedroom two is situated to the rear of the house and is particularly generous in size, with a walk through dressing area and en suite bathroom.











# Honey Lane, Burley, Ringwood, BH24

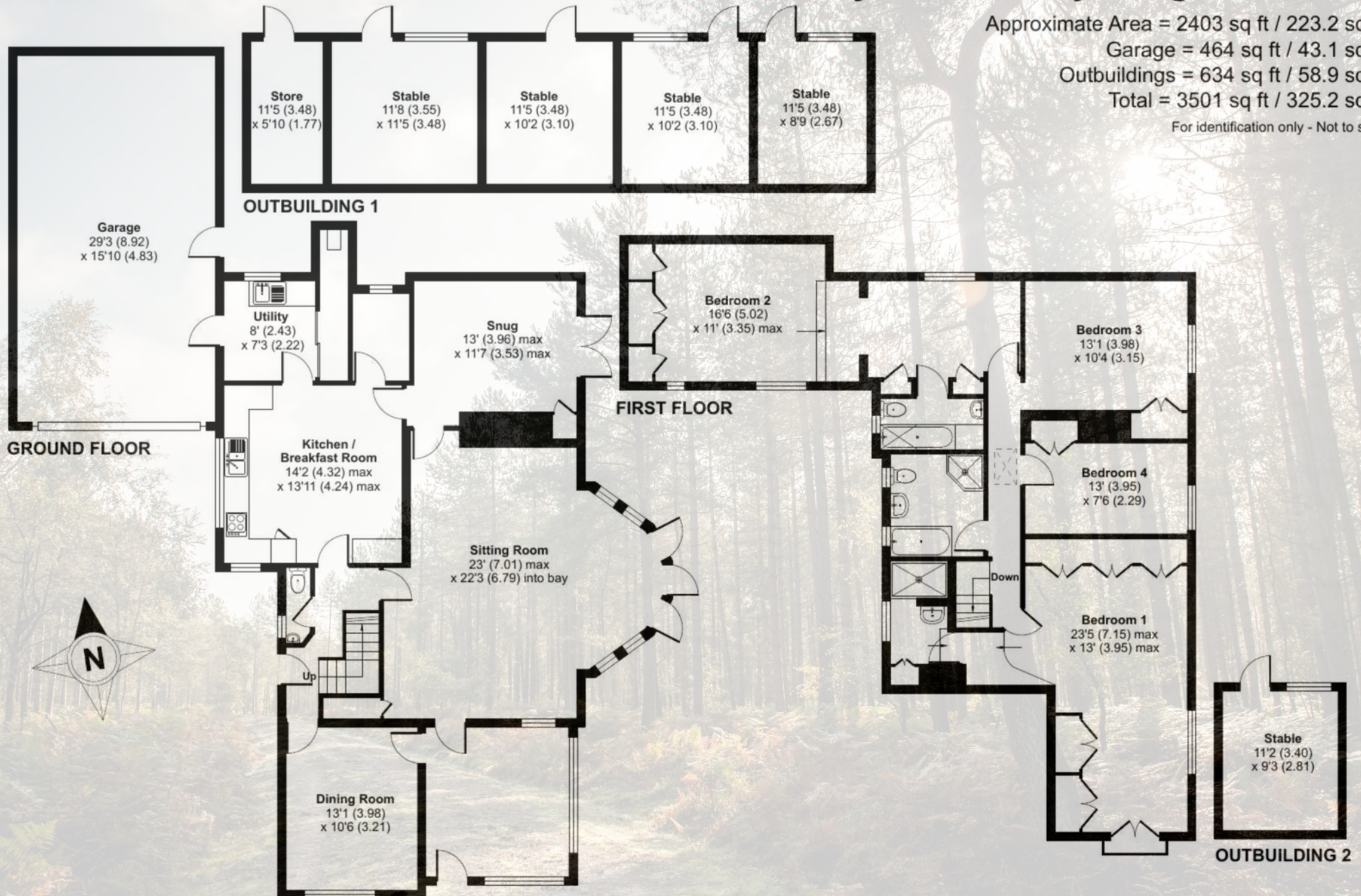
Approximate Area = 2403 sq ft / 223.2 sq m

Garage = 464 sq ft / 43.1 sq m

Outbuildings = 634 sq ft / 58.9 sq m

Total = 3501 sq ft / 325.2 sq m

For identification only - Not to scale







## Grounds & Gardens

Access to the property is via timber gates over a cattle grid, leading onto a sweeping shingle driveway bordered by manicured lawns, mature trees, and a variety of shrubs and plants. The driveway offers ample off-road parking, access to a garage, and leads through to the rear garden.

The rear garden is mainly laid to level lawn, interspersed with mature trees and established planting, and enclosed by a large hedge that offers a good degree of privacy. Adjacent to the house is a generous terraced area, ideal for alfresco dining, which also features a fabulous heated swimming pool.

In total, the garden extends to approximately two and a half acres and includes a tennis court, a paddock with shelter, and superb Equestrian facilities. These include four stables with hardstanding, a riding arena and holding paddock, all enclosed with timber post-and-rail fencing.

## Services

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 66 D Potential: 76 C

Services : Mains electricity supply, gas and water

Heating: Gas Central Heating

Drainage: Septic Tank

Parking : Private driveway and garage





## The Situation

The property lies approximately 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. Whether it be sailing at nearby Lymington (12 miles) or a round of golf at Burley Golf Club. There is a mainline railway station at Brockenhurst, offering a direct route to London Waterloo in approximately 90 minutes. 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 both easily accessible.

## Property Video

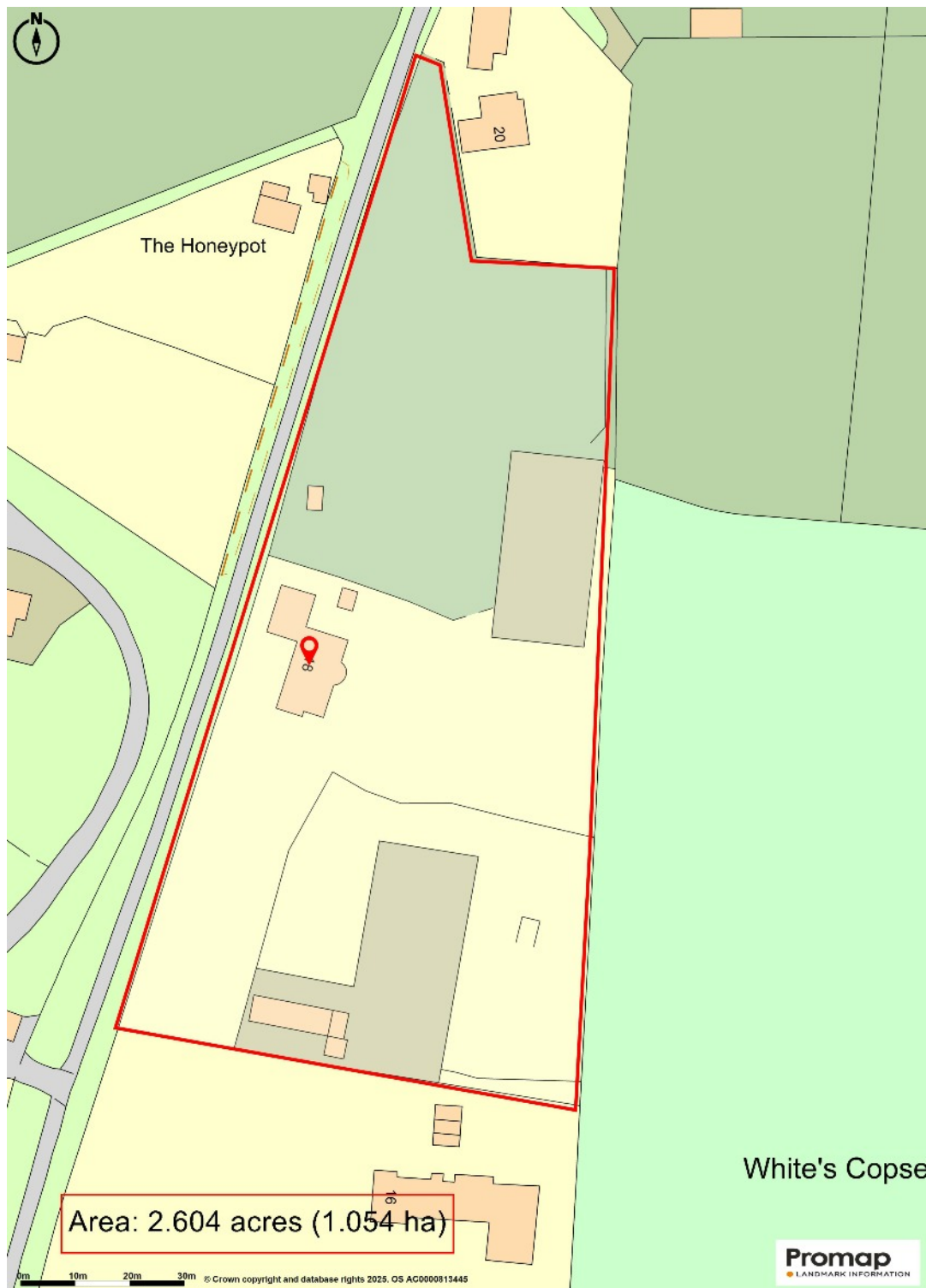
Point your camera at the QR code to view our professionally produced video.











## 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.

## Directions

From the centre of the village, head southwest along Pound Lane. After about 1/4 mile turn right into Honey Lane. The property will be found after approximately 0.3miles on your right-hand side, signposted 'Honey Lane Cottage'.

## 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:

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