



Holly Cottage

*Coach Hill Lane, Burley, Ringwood, BH24 4HN*

SPENCERS  
NEW FOREST





# HOLLY COTTAGE

## COACH HILL LANE • BURLEY

*\*\*Guide Price £725,000 - £750,000\*\**

*Located up a peaceful forest track, on the edge of the beautiful Village of Burley is this four bedroom chalet style bungalow. Offering in excess of 1,400 sq ft of well proportioned living accommodation and a good sized, low maintenance wrap around garden benefiting from a gate directly out onto the forest, offering the most idyllic walks directly from the property. No Chain.*

*Guide Price £725,000*



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## The Property

Steps lead you to the front door where you enter into a welcoming hallway which leads to all the primary ground floor accommodation and stairs leading to the first floor.

A bright and airy L-shaped living room sits immediately in front of you with wood burning stove and large bay window with views over the garden and a door out onto the patio. Continuing up the hallway you are met with the principal bedroom offering built in wardrobes and similar lovely views over the garden. Bedroom two sits the other side of the hallway with views to the front. Both bedrooms are serviced by a large four-piece family bathroom close by.



The kitchen sits at the end of the hallway which in turn flows into a lovely conservatory with views and access to the other larger section of garden. The kitchen itself offers a host of base level and wall mounted units which further benefits from an integrated dishwasher and stainless steel one and a half sink overlooking the garden and Forest. There is further space within the kitchen for a Range Style cooker and American Style fridge freezer. The conservatory is presently set up as a dining area and features double doors that lead to the rear garden. With heating installed, it can be comfortably used throughout the year. The kitchen is complimented beautifully with a further utility room offering more storage units and space for both washer and dryer and a door to the garden.



Stairs from the hallway lead to the first floor where you are met either side of the landing with two well proportioned double bedrooms, one of which offers a walk in wardrobe.

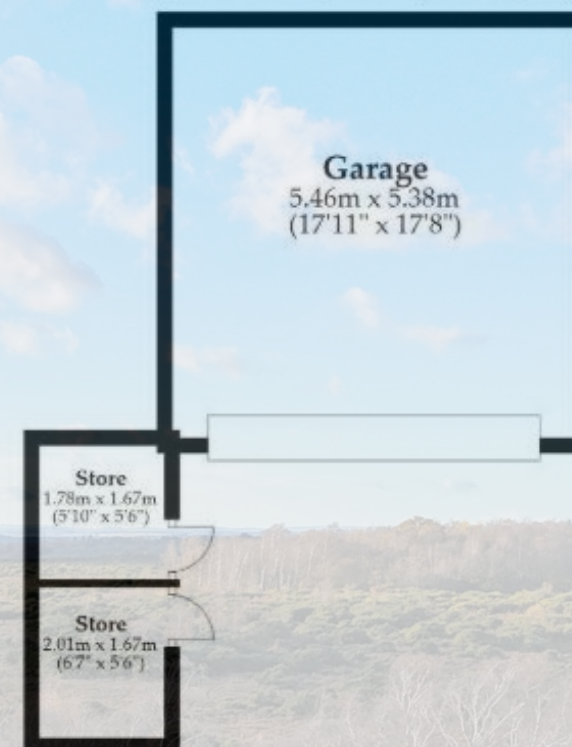






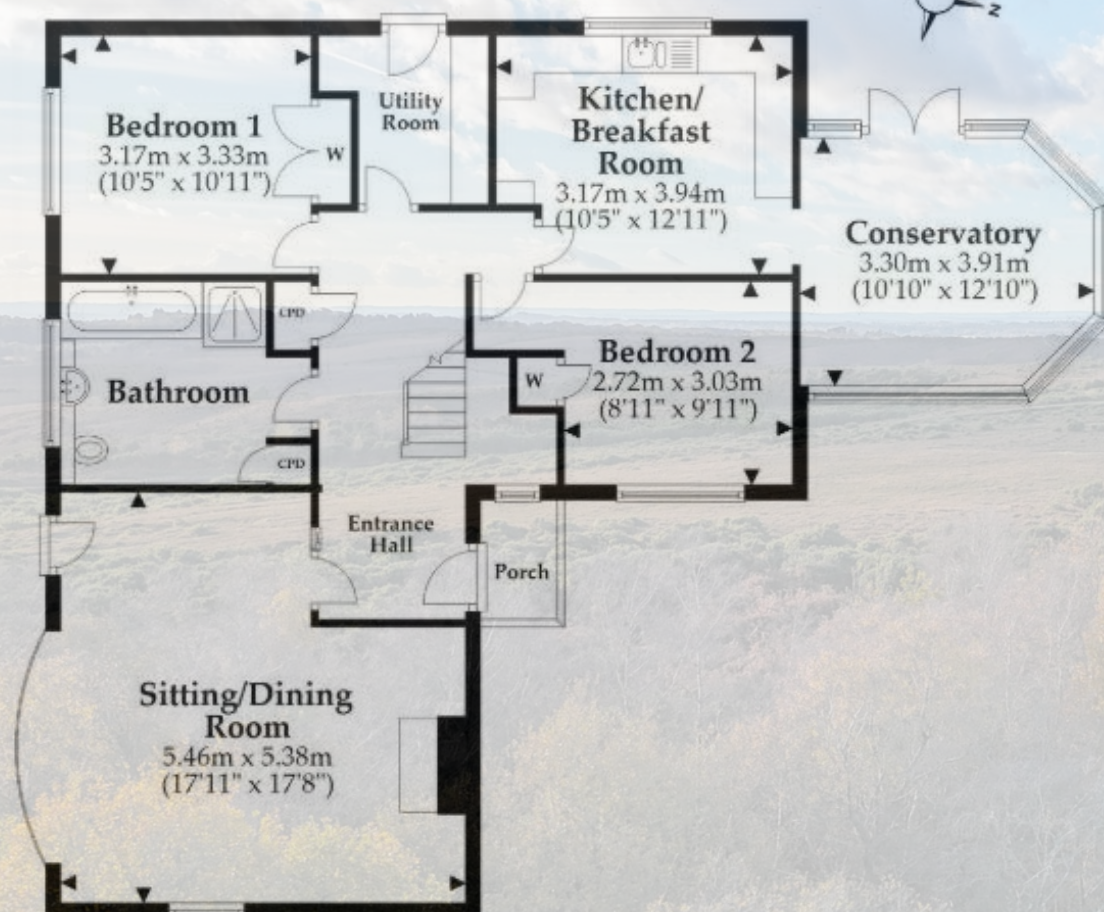
## Lower Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



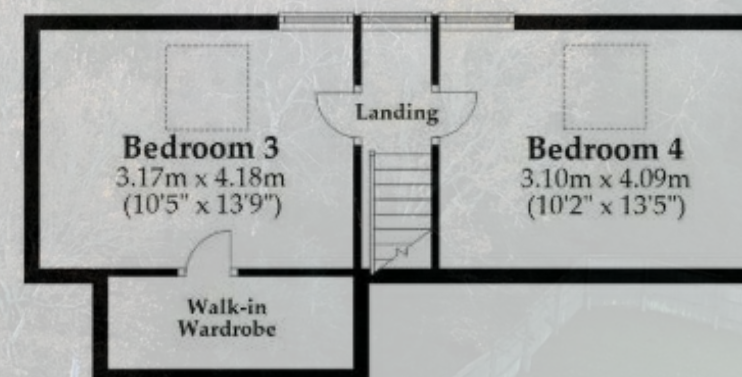
## Upper Ground Floor

Approx. 101.4 sq. metres (1091.5 sq. feet)



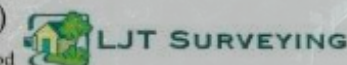
## First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 171.2 sq. metres (1842.5 sq. feet)

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







## Grounds & Gardens

The property sits central in its plot with a picket fence entrance with steps leading up to the front door. To the right of the entrance is a small stone pathway leading to a further gate that enters into the rear garden. A double gate sits in front of the large garage giving you great secured off street parking sat underneath the house. The westerly garden itself is primarily laid to lawn with a patio area at the back of the house and is boarded by secure fencing all around with the bonus of a gate leading out onto the New Forest Park itself.

## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 58 D Potential: 78 C

Services: All mains services, septic tank for sole use

Heating: Gas central heating

Property Type: Detached

Parking: Garage and off street parking

Broadband: FFTC - : Broadband speeds up to 1000 Mbps available at the property

Mobile Signal / Coverage : No known issues, please contact provider for further clarity

## Directions

From the centre of the village, head out onto the Ringwood Road for approximately one and a half miles before taking a right turn onto a gravel forest track which takes you to the top of Coach Hill Lane. Continue along the track for a further 350 yards until you reach the property on your left hand side.





## The Situation

Holly Cottage lies about a mile and a half 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 golf at one of the many courses in the area including nearby Burley and Brockenhurst with its mainline railway station (8 miles, Waterloo 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 easily accessible.

## 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





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

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