



Stable Croft Cottage

Pound Lane, Burley, Ringwood, BH24 4ED

SPENCERS
NEW FOREST





A beautifully presented three bedroom, two reception room cottage situated close to the centre of the delightful village of Burley

The Property

A solid timber front door glazed with side panels leads to the front reception hall with a central staircase leading to the front door. There is exposed oak flooring throughout the majority of the ground floor and a door leads through to the kitchen/breakfast room which has a tiled floor, windows to both the front and rear, Inglenook style fireplace housing log burning stove and a full range of Shaker style kitchen units with Corian worktops over incorporating a stainless steel sink unit, gas hob with electric cooker beneath and extractor fan over, built-in fridge and freezer, space for further domestic appliance and a wall mounted Worcester gas fired boiler. The kitchen leads into an inner lobby with a large understairs storage cupboard to one side and to the other a cloakroom with a low level WC, pedestal wash hand basin and a window to the rear.

From the kitchen access is gained via a stable style door to the utility room with a full range of built-in units, space and plumbing for domestic appliances, double Butler style sink, a fully tiled floor, windows to three aspects and a door to the rear garden.

From the reception hall access is gained to the dining room with a window to the front elevation, a door through to the inner lobby, brick built fireplace housing electric fire and glazed double doors leading through to the sitting room. Once again a lovely light and airy room with windows to both the front and rear and French style doors leading out onto the rear terrace and garden beyond.

£899,950



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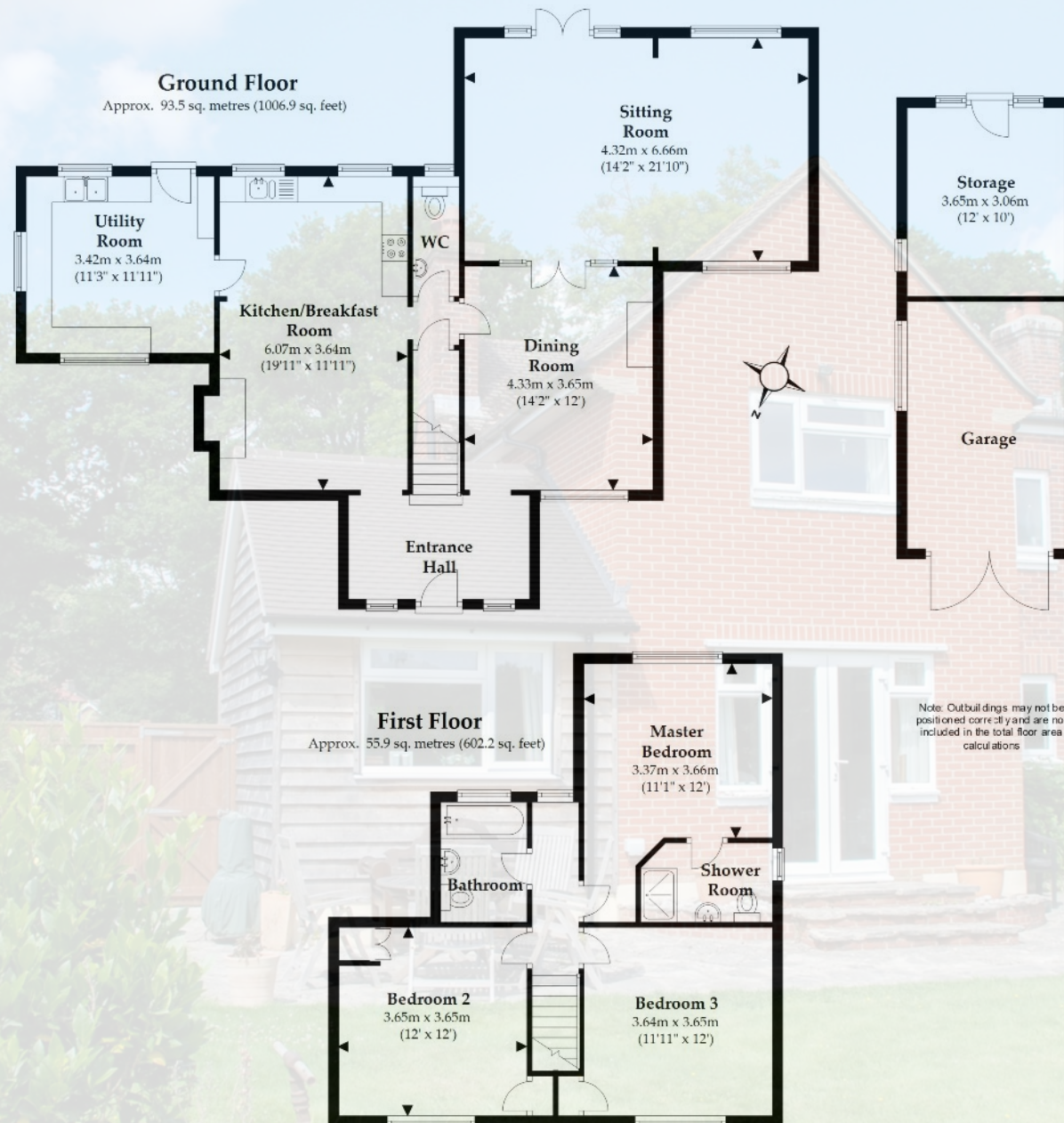


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FLOOR PLAN



LJT SURVEYING Total area: approx. 149.5 sq. metres (1609.1 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



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The property benefits from a large plot and a single garage and has been extended by the current owners to provide extremely flexible and spacious accommodation. Ideal as a small family home or holiday home

The Property Continued...

The first floor landing gives access to all rooms with Bedroom 1 enjoying a window overlooking the rear garden and lovely views across neighbouring farmland, built-in wardrobes and a door leading to the en suite shower room with low level WC, pedestal wash hand basin, large shower cubicle and a window to the side.

Opposite to Bedroom 1 is the family bathroom with a low level WC, pedestal wash hand basin and a panelled bath with shower fittings over and screen and obscure glazed window to the rear. Bedroom 2 has a window to the front elevation, overstairs storage cupboard and a built-in wardrobe, with Bedroom 3 also having an overstairs storage cupboard and a window overlooking the front.

Grounds & Gardens

The property is approached via a five bar gate and pedestrian gate leading to a large area of graveled driveway and in turn to the single garage which has a pitched roof, power and light and to the rear, a garden room. The driveway is surrounded by mature shrub and plant borders. Access can be gained down both sides of the property leading to the rear garden.

Immediately to the rear is an area of patio leading onto a large law interspersed and surrounded by mature plants, shrubs and trees and a low picket fence to the rear affording delightful views over the neighbouring farmland.





The Situation

Stable Croft Cottage 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 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 which are easily accessible.

Directions

From the centre of the village, turn at the war memorial into Pound Lane. Continue along for a few hundred yards and the property will be found on the left hand side.

Services

Energy Performance Rating: D
Council Tax Band: F
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.



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

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

New Forest Cider	0 miles
Burley Primary School	0.4 miles
Burley Manor Hotel	0.5 miles
The White Buck	1.3 miles
Bransgore Primary School	3.7 miles
Brockenhurst Mainline Railway Station	7.7 miles
Brockenhurst Tertiary College	8.0 miles
The Pig Restaurant	8.6 miles
Lime Wood House Hotel	9.2 miles



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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com