



**Oakley Gate**

*Lyndhurst Road, Burley, Ringwood, BH24 4HW*

**S P E N C E R S**









*A delightful forest cottage situated in an outstanding position on the outskirts of Burley Village, with direct forest access and complete privacy and seclusion. This wonderful deceptively spacious double fronted home, boasts character and charm, benefiting from two double bedrooms, a large family bathroom and flexible ground floor living areas.*

## The Property

Upon entering the property with the staircase in front of you, there is a sitting room to your left with large window to the front and open fireplace. On the other side of the entrance hallway is another large reception room, currently utilised as a dining room, again with open fireplace and window with front aspect. To the rear of the property is the kitchen with a rear door leading outside and space for a breakfast table. The kitchen has been newly fitted with Shaker style modern units with wood effect worktops over. Integrated appliances include an electric oven with gas ring hob over, a one and half sink and there is further space for a dishwasher, washing machine and freestanding Fridge/freezer. A large boot room/utility sits aside the kitchen and leads to a ground floor WC.

Rising to the first floor there is a large family bathroom comprising both a bath with handheld shower over as well as a separate shower cubicle. Steps rise again to the landing where both bedrooms are accessed. Both bedrooms are generous doubles with front aspect views over the gardens.

## 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.



**£850,000**



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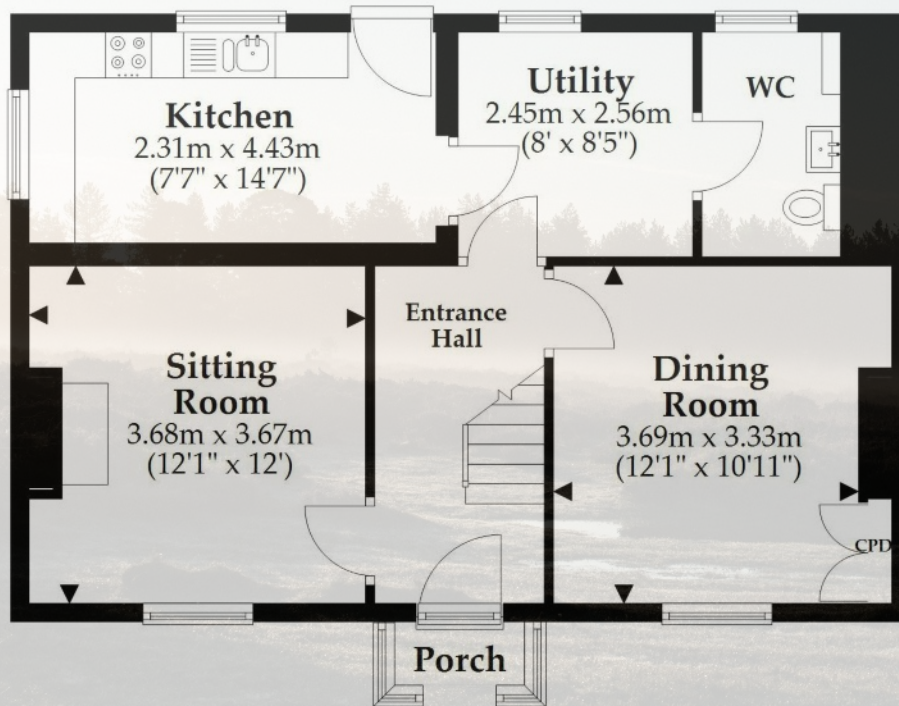


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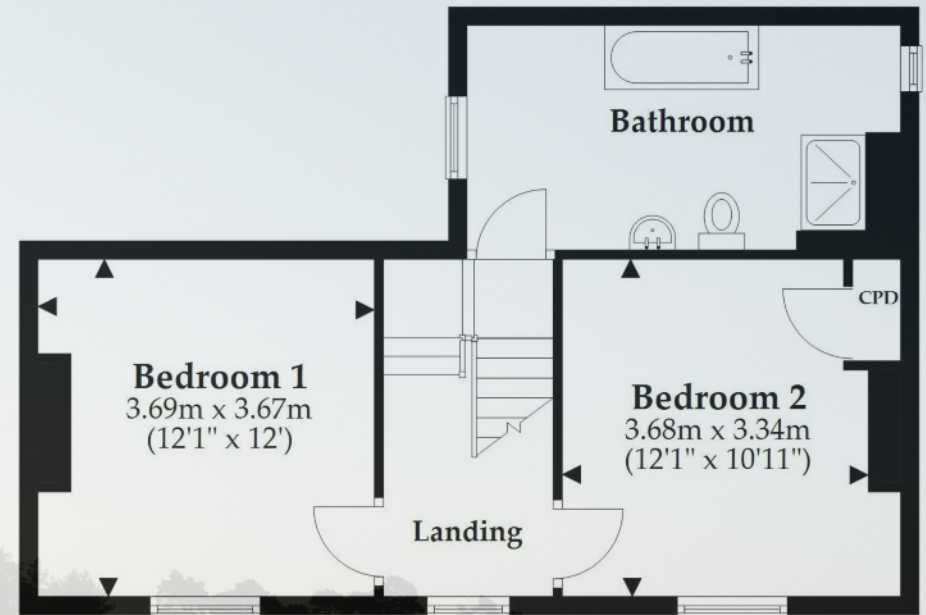
## Ground Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



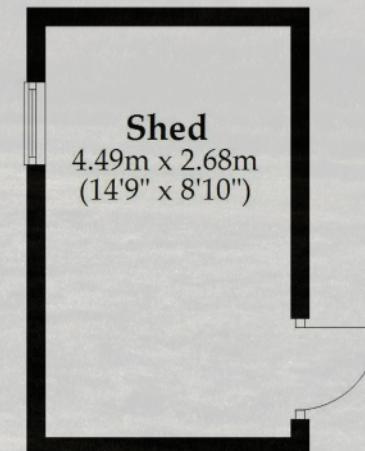
## First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



## Outbuilding

Approx. 12.0 sq. metres (129.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 sq. feet)

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





## Grounds & Gardens

Oakley Gate sits within a delightful plot approaching half an acre. Primarily laid to lawn with an area of gravel driveway to the front, accessed via wooden gates from a short forest track. The garden is bordered by mature hedging offering the property complete seclusion and privacy. The open forest is accessed directly from the gate and Woods Corner enclosure is just a stones throw away offering incredible walking and cycle tracks on your doorstep.

## Services

Energy Performance Rating: E Current: 52 E Potential: 78 C

Council Tax Band: F

Tenure: Freehold

Property Type: Detached

Property Construction: Brick built

Services: All mains connected

Drainage: Septic tank

Parking: Private driveway

Broadband: Ultrafast with broadband speeds up to 1800 Mbps. Check with provider for further clarity. ( Ofcom )

## The Situation

Oakley Gate lies about three quarters of a 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 golf at one of the many courses in the area including nearby Burley and 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 both easily accessible.

## Directions

From our office in the village, proceed along Chapel Lane for approximately one mile. Cross over the second bridge and continue past the left hand turning to Forest Road. Continue for a further 350yds and the property can be found on your left.







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

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