

Peelers Cottage

Pound Lane, Burley, Hampshire, BH24 4ED

SPENCERS
NEW FOREST













A well presented home enjoying open views across neighbouring farmland ~ an ideal setting for a family home or rural retreat

The Property

Accommodation on the ground floor features:
A spacious, triple-aspect sitting and dining room which is a magnificent 'hub-of-the-home' from which the reception areas flow effortlessly.

A welcome retreat in the form of a conservatory, adjacent to the sitting/dining room and enjoying a pleasant outlook of the grounds at the rear.

A contemporary kitchen/breakfast room which has a 'country feel' and features integrated appliances, a handy breakfast bar, and an adjacent utility room with direct front access.

A generously sizes study/office area which leads straight out onto the rear terrace via a classic stable door.

The ground floor is further complemented by a practical downstairs cloakroom/WC.

The property continues to impress on the first floor with:

Three elegant and restful bedrooms, all of which are generously sized double bedrooms, two of which feature built-in wardrobes and benefit from a picturesque outlook over the surrounding farmland

Serving these delightful bedrooms is a spacious and bright, modern family bathroom equipped with a shower-over-bath.

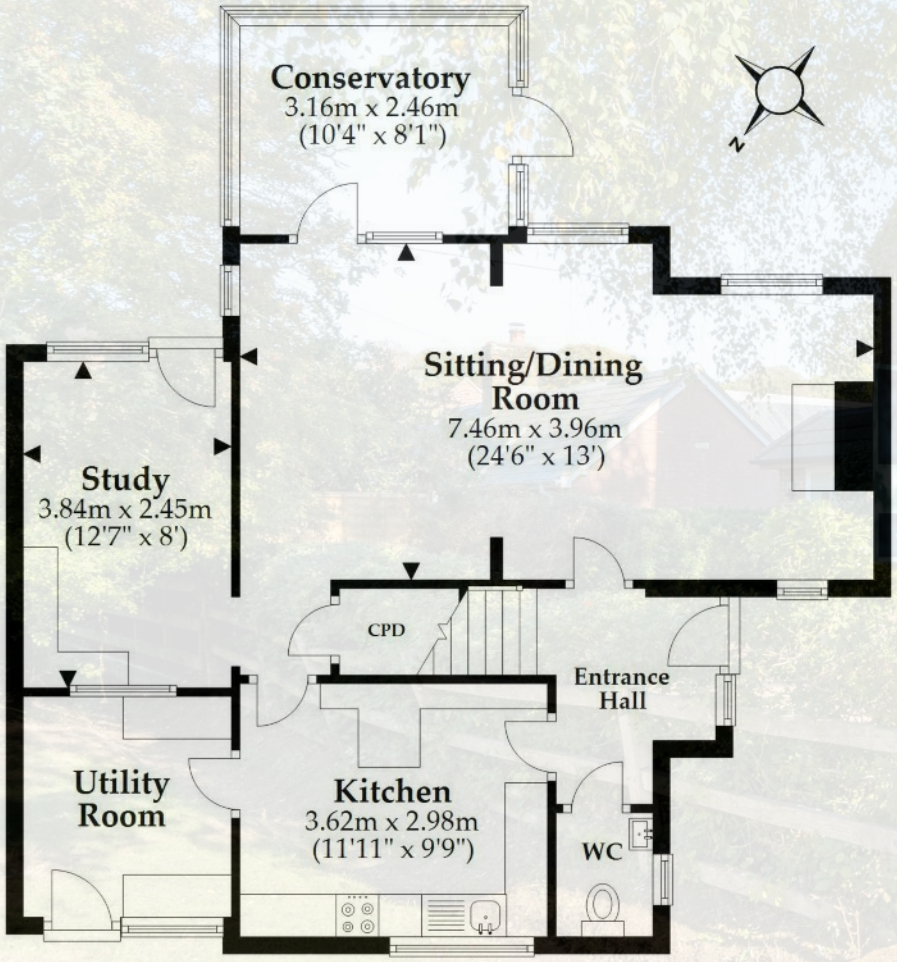
£775,000

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FLOOR PLAN

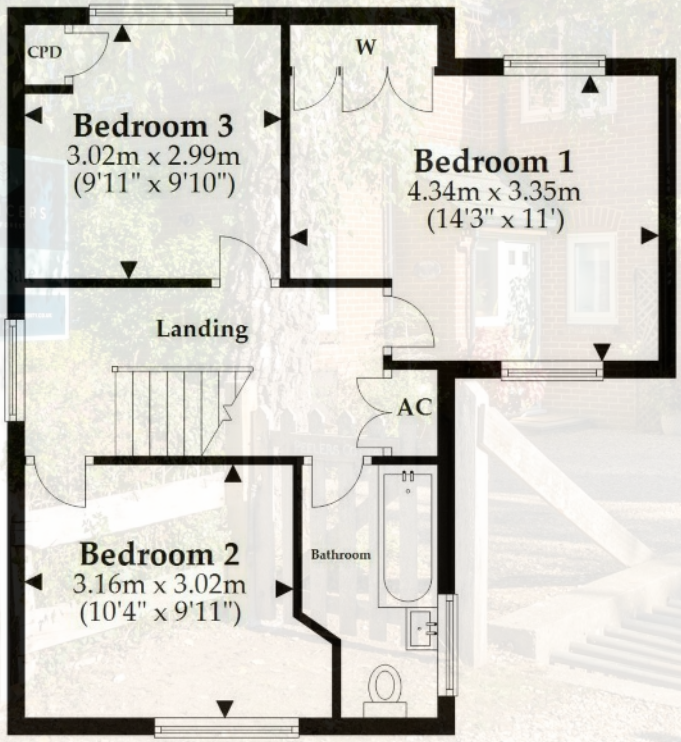
Ground Floor

Approx. 74.9 sq. metres (806.1 sq. feet)



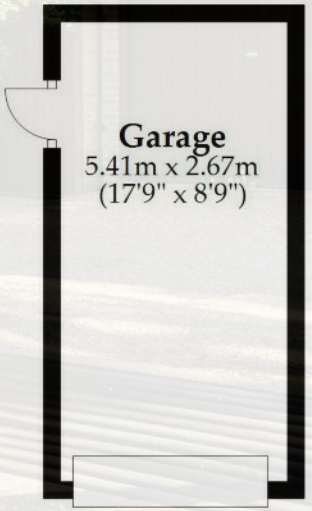
First Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



Garage

Approx. 14.4 sq. metres (155.5 sq. feet)



Total area: approx. 137.7 sq. metres (1482.3 sq. feet)

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

LJT Surveying











Peelers Cottage enjoys well tended south facing gardens and is situated betwixt the village centre and open forest

Grounds & Gardens

The property is approached via a shared cattle grid and a separate pedestrian gate, opening onto a large shingle driveway with ample off-road parking. A single, link-detached garage is also conveyed

The grounds at the front feature a classic timber post-and-rail fence, which encloses the front of the property, beautifully framed by mature plant and shrub borders. The rear gardens are an idyllic retreat, offering privacy, seclusion and a wonderful outlook. Mainly landscaped and interspersed with beautifully stocked mature plant beds, the outdoor space features a generous terrace area that wraps around the side of the property.

Additional Information

Tenure: Freehold

Council Tax Band: F
Energy Performance Rating: C Current: 70 Potential: 81
All mains services connected
Heating: Gas central heating

Broadband: FFTC- Superfast broadband with speeds of 58 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity.





The Situation

Peelers Cottage is centrally located in arguably, one of the most beautiful and sought after villages in The New Forest and within the National Park. Burley has a local primary school, good local amenities, pubs, restaurants, a Church, village hall and golf course. The property is less than a ten minute walk from both the village centre and the open forest and is 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 are both easily accessible.

Directions

From our office in the village proceed into Pound Lane by the War Memorial. Continue along and the property will be found after a few hundred yards on the left hand side.

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 fitments, 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

Burley Primary School	0.3 miles
Bransgore Primary School	3.4 miles
Brockenhurst Tertiary College	5.9 miles
Burley Manor Hotel	0.5 miles
The White Buck	0.9 miles
The Crown	3.2 miles
The Three Tuns	3.4 miles
The Carpenter's Arms	3.6 miles
The Pig Restaurant	6.6 miles
Lime Wood House Hotel	7.1 miles
Brockenhurst Mainline Railway Station	5.8 miles
Hinton Admiral Station	4.9 miles
New Milton Railway Station	5.1 miles



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

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