

Oak Paddock

Mill Lane, Burley, Ringwood, BH24 4HP

SPENCERS
NEW FOREST

OAK PADDOCK

MILL LANE • BURLEY • NEW FOREST

Occupying a magnificent plot of just under one acre of picturesque grounds, whilst being nestled in one of Burley's most prestigious and sought-after positions along a quiet lane, is this substantial, detached four bedroom single storey residence. With an array of highlights, this presents an opportunity to acquire an exceptional home within the heart of the New Forest National Park. Immaculately presented following a meticulous programme of renovation and improvements in recent years, all carried out to an impeccable specification and high attention to detail, this is a true home of distinction. Offered to the market with no onward chain.

£1,650,000

2 4 5













The Property

The property has undergone significant renovation and enhancement in recent years, resulting in an impressive and beautifully balanced home perfectly suited to modern family living and entertaining. The accommodation is both extensive and flexible, with generously proportioned reception areas, stylish contemporary finishes and large windows which flood the interior with natural light, whilst drawing the surrounding gardens into the home.

The heart of the property is an exceptional open-plan living environment, designed to create a seamless connection between the principal reception spaces and the beautifully landscaped grounds beyond.

This wonderful area, which really amplifies the property's appeal, includes an expansive living/kitchen/dining area, flowing effortlessly through wide sliding doors which span the room on to the garden patio and swimming pool area. Adjoined to this area but separated by dividing doors, giving the option for a very large entertaining space, there is an additional, impressive principal lounge, which features two sets of wide French doors and a beautiful bay window and enjoys breathtaking views of the forest from every window, flooding the space with natural light and bringing the surrounding landscape into the home. The room is further enhanced by a charming log-burner, creating a wonderfully warm and inviting atmosphere throughout the seasons.

A handy utility room connects from the kitchen, which features a double oven, hob, sink, drinks fridge, washing machine and dryer. The patio doors stretch across the full length of the main reception area, creating an impressive space and connection to the beautiful gardens beyond.

This single storey residence continues to shine wherever you look and almost has the feel of ‘two wings’ due to the angles and separation to the bedroom accommodation, which is equally impressive.



























The Property Continued…

There are four substantial bedrooms arranged to provide both comfort and privacy, all complemented by luxuriously appointed en suites.

The layout and characteristics of this property are rather unique and really are strikingly eye catching on arrival. Indeed, due to the characterful yet contemporary design, as well as the versatile accommodation, 'Oak Paddock' will appeal to several demographics of buyers.

Rarely do properties of this scale, quality and setting become available within Burley, making this an exceptional opportunity to acquire a truly individual home in one of the New Forest's most desirable locations.

Directions

From Burley Village, proceed for 1.3 miles along Chapel Lane, joining Lyndhurst Road, before turning right into Mill Lane. Continue, with the open forest on your left, proceed for approximately 500 yards and the property will be located on the right-hand side.

The Situation

Located in one of the most beautiful and sought-after villages in the New Forest, this property enjoys an exceptional setting opposite spectacular, unspoilt heathland, streams and ancient woodland where the New Forest ponies roam freely, and endless opportunities for walking, hiking and cycling begin right from the doorstep.

Burley itself is a charming village with cosy country pubs and cafés, independent artisan boutiques and distinctive New Age shops. Ideally positioned in the heart of the Forest, it provides the perfect base from which to explore all that this remarkable area 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 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 easily accessible.

















Grounds & Gardens

Beautifully screened by mature planting and approached via a driveway, the property enjoys an outstanding degree of privacy and tranquillity, whilst remaining moments from the open forest and the charming village centre.

Outside, the gardens and grounds form a particularly special feature of the property, extending to approximately one acre and offering expansive lawns, mature trees and established boundaries that create an idyllic and secluded setting. A superb swimming pool and entertaining terrace, with the benefit of a sauna, changing room/gym area, a shower room and two sheds further enhance the lifestyle appeal of the home, providing the perfect space for outdoor dining, relaxation and family gatherings.

A well-appointed double garage is also conveyed, whilst there is extremely generous off-road parking to cater for several vehicles.

Services

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: C Current: 71 Potential: 75

Services: All mains connected
Gas Central Heating

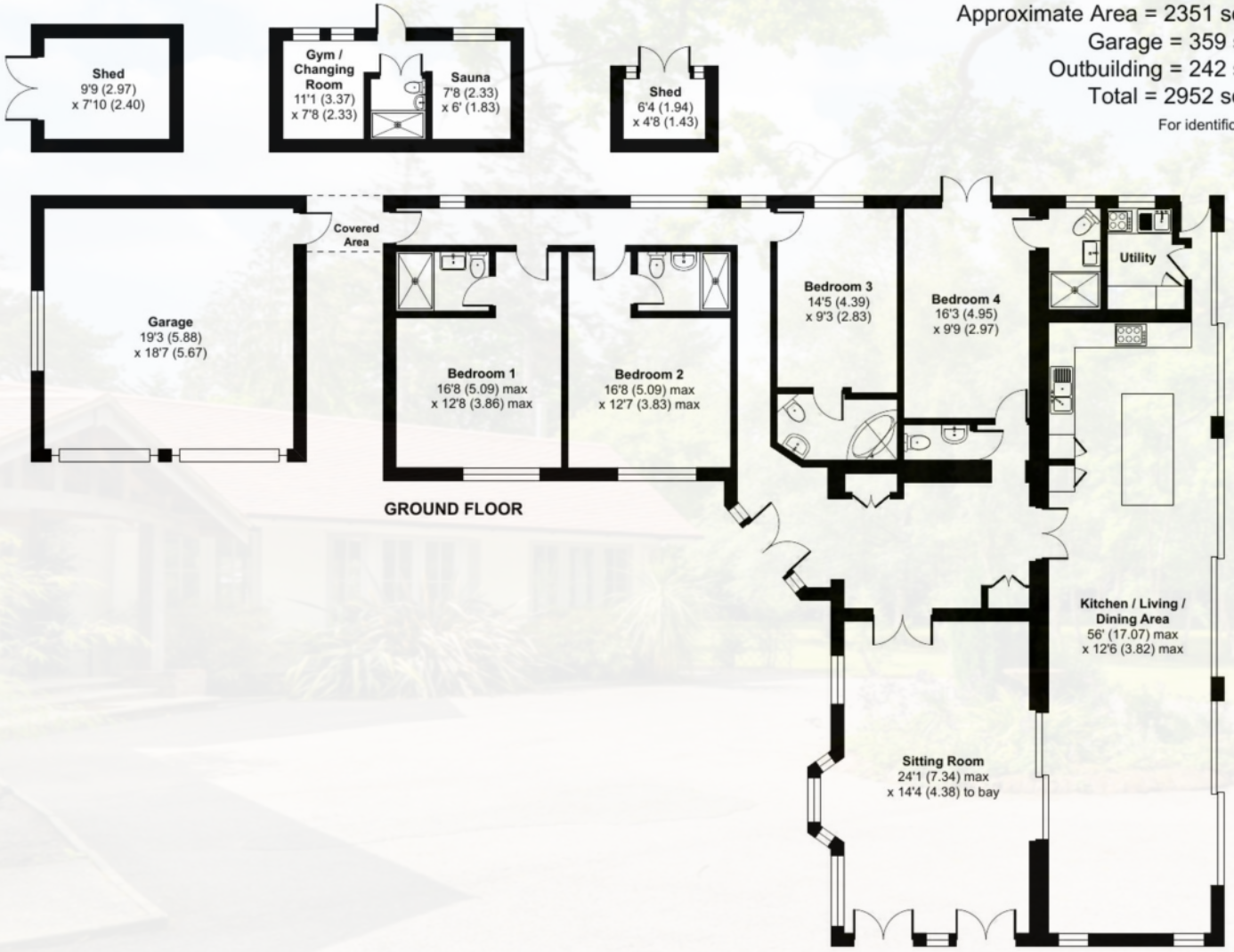
Construction Type: Standard Construction

Flood Risk: Very Low

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).
Mobile Coverage: No known issues, buyer to check with their provider for further clarity.

Oak Paddock, Mill Lane, Burley, Ringwood, BH24 4HP

Approximate Area = 2351 sq ft / 218.4 sq m
Garage = 359 sq ft / 33.3 sq m
Outbuilding = 242 sq ft / 22.4 sq m
Total = 2952 sq ft / 274.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1454852

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 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.



Tucked away in the lee of wooded slopes Burley has a perpetual feeling of having escaped and that you are away from it all

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 Golf Club	0.7 miles
The White Buck	0.8 miles
Burley Manor Hotel	0.8 miles
Burley Primary School	0.9 miles
Brockenhurst Mainline Railway Station	4.9 miles
Brockenhurst Tertiary College	5.0 miles
Ballard Private School	5.3 Miles
The Pig Restaurant	5.8 miles
Lime Wood House Hotel	5.9 miles



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

The Cross, Burley, Hampshire, BH24 4AB
T: 01425 404 088 **E:** burley@spencersproperty.co.uk

www.spencersproperty.co.uk