

Trillium Cottage

Ringwood Road Burley, Ringwood BH24 4BS

SPENCERS
NEW FOREST







Situated in the true heart of Burley Village a rare opportunity to acquire this spacious two bedroom cottage with private parking and pretty courtyard garden. Would suit many demographics of buyers and offered to the market with no onward chain.

The Property

Enter the property through a covered porch into the entrance hall leading to a superb size sitting/dining room with feature fire place and windows to the front. The kitchen flows off the sitting room offering opportunity to redesign and style with view over the courtyard garden. A cloakroom WC completes the downstairs accommodation.

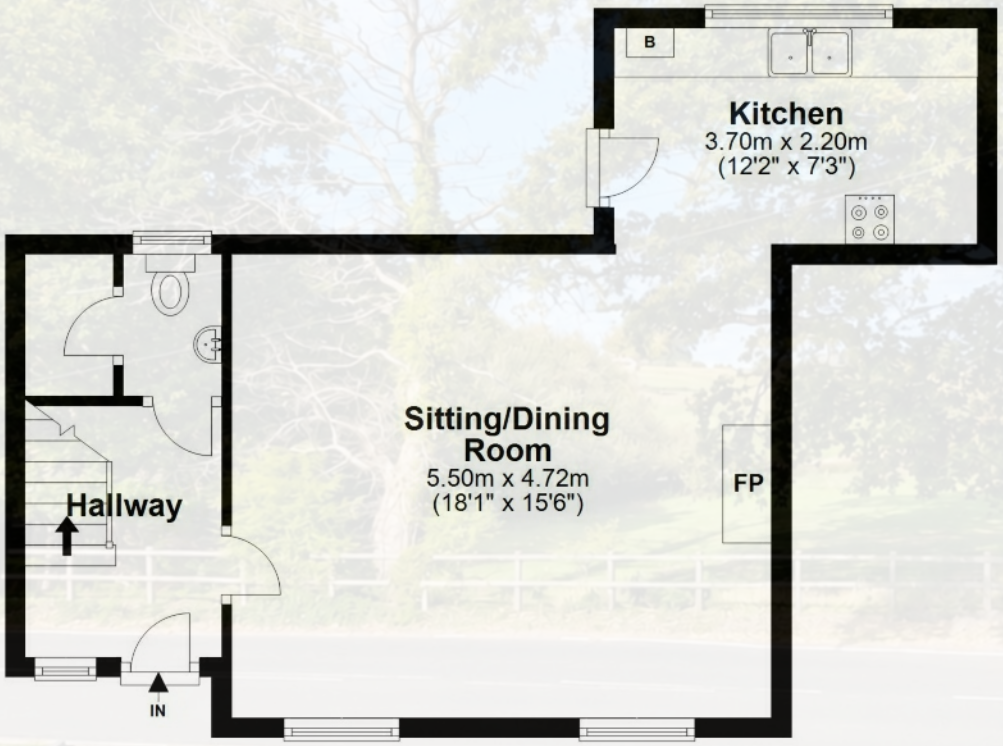
On the first floor is a light and spacious L-shaped landing leading to the bathroom fitted with bath with shower over, sink unit with storage below and wc. The second bedroom is of good proportions and with views across the Burley Manor Hotel grounds and at the end of the landing sits the principle bedroom. This light and spacious room has a double aspect to the front and rear and includes fitted wardrobes.

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FLOOR PLAN

Ground Floor

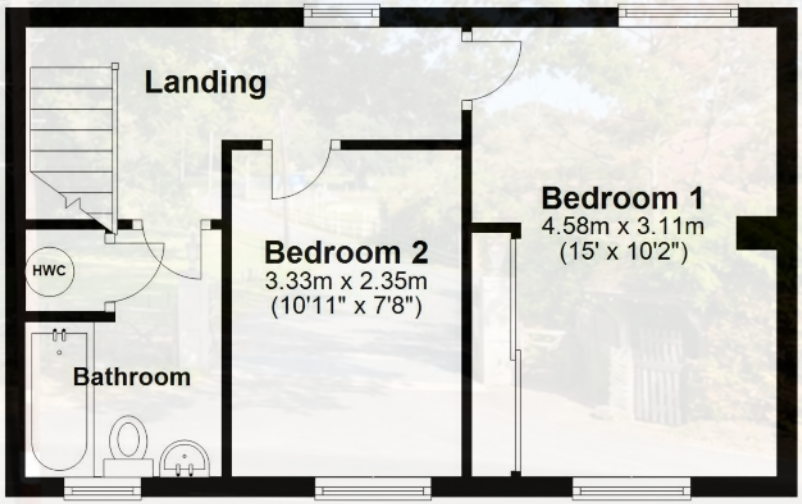
Approx. 42.9 sq. metres (461.4 sq. feet)





First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.











Trillium Cottage enjoys well tended south westerly facing gardens

Grounds & Gardens

The pretty courtyard garden is of a south westerly aspect perfect for afternoons and alfresco dining. A parking space can be found through the wooden gate at the rear of the garden.

Additional Information

Tenure: Freehold

Council Tax Band: D
Energy Performance Rating: Current: 62 Potential: 79
All mains services connected
Heating: Gas central heating

Broadband: Broadband with speeds of 71 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity.

Parking: Communal Parking - 1 x Allocated Space





The Situation

The property 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 Directions 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.

Directions

From our office in the centre of Burley proceed north passing the tea rooms on the left. Go passed the turning to Garden Road and the property can be found on your left hand side after Rock, Paper, Scissors.

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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