

Oak Tree Cottage, Pound Lane, Burley, BH24 4EE

Guide Price: **£750,000**



A charming well positioned four-bedroom cottage...

A charming, well positioned four-bedroom semi-detached Cottage occupying a delightful plot with attractive Gardens and farmland views, within a short stroll of the idyllic village of Burley and the beautiful open forest with its lovely walks.

A wonderful opportunity to acquire a beautiful four bedroom semi detached property which has been modernised and extended over the years to provide a spacious, flexible and charming home occupying a mature plot with a gated Driveway, Garage and a large, well maintained Southerly aspect garden along with delightful views over neighbouring countryside to the rear.

Oak Tree Cottage enjoys a tucked away location, centrally located in arguably, one of the most beautiful and sought after villages in The New Forest, conveniently situated within the western side of National Park. Burley offers a local primary school, good local amenities, a selection of pubs and 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 or golf at one of the many courses in the area including Brockenhurst. The beautiful harbourside Town of Christchurch and the charming market town of Ringwood are both only a short drive away whilst the larger towns of Bournemouth and Southampton are also easily accessible and for commuters, the motorway network and mainline train stations are only a short drive away.

INTERNALLY:

A large dual aspect Living Room features a red brick fireplace with a wood burning stove. Twin doors lead to a sizeable Conservatory enjoying an attractive outlook over the Garden and fields beyond.

A further Reception Room which would make an ideal Dining Room or ground floor Bedroom facility, offers a window to the front, a red brick chimney breast with an open fire and a large fitted wardrobe

The Kitchen/Breakfast Room which features some exposed brickwork and timber ceiling beams offers a good selection of modern fitted units, the Breakfast Area offers further cupboard storage and ample space for a Dining table and chairs, this in turn opens to a

Utility/Shower area.

The ground floor further offers a convenient Entrance Hall with ample storage space, an inner hall and a convenient Cloakroom.

To the first floor, the landing offers a feature window affording rural views to the rear which are shared by the principal Bedrooms.

A spacious Master Bedroom suite enjoys a delightful dual aspect and is complemented by a selection of built in wardrobes and an En Suite Bathroom.

Bedroom Two is a spacious double room with a fitted cupboard, whilst Bedrooms Three and Four are good size single rooms with fitted wardrobes.

The principal Bathroom offers a matching white suite, complemented by a skylight.

EXTERNALLY:

The property is approached via a gated gravel Driveway with an adjacent Garage.

The Garden is a wonderful feature of this property being laid primarily to lawn with mature plant and shrub borders, bordered by a combination of well-tended hedgerow and close board fencing and enjoys a delightful Southerly aspect overlooking the neighbouring open countryside.

COUNCIL TAX BAND: E

TENURE: FREEHOLD

Tenure: Freehold

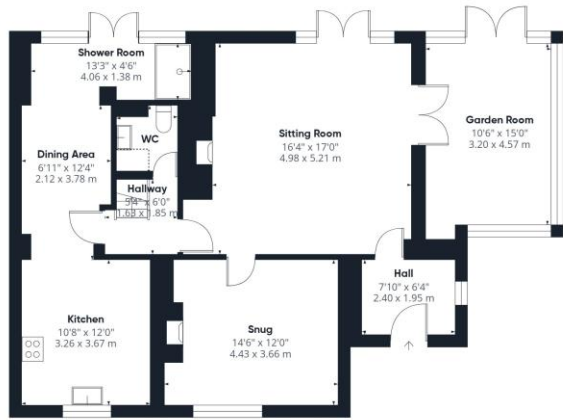
EPC Rating: D

Council Tax Band: G

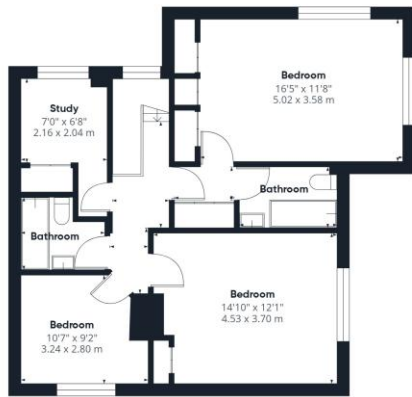
KEY POINTS

- Offered with vacant possession
- Attractive Gardens
- Charming features
- Delightful farmland views
- Short stroll to village centre
- Highly sought after forest location





Ground Floor



Floor 1



Approximate total area^m

1707 ft²
158.4 m²

Reduced headroom

5 ft²
0.4 m²

(1) Excluding balconies and terraces

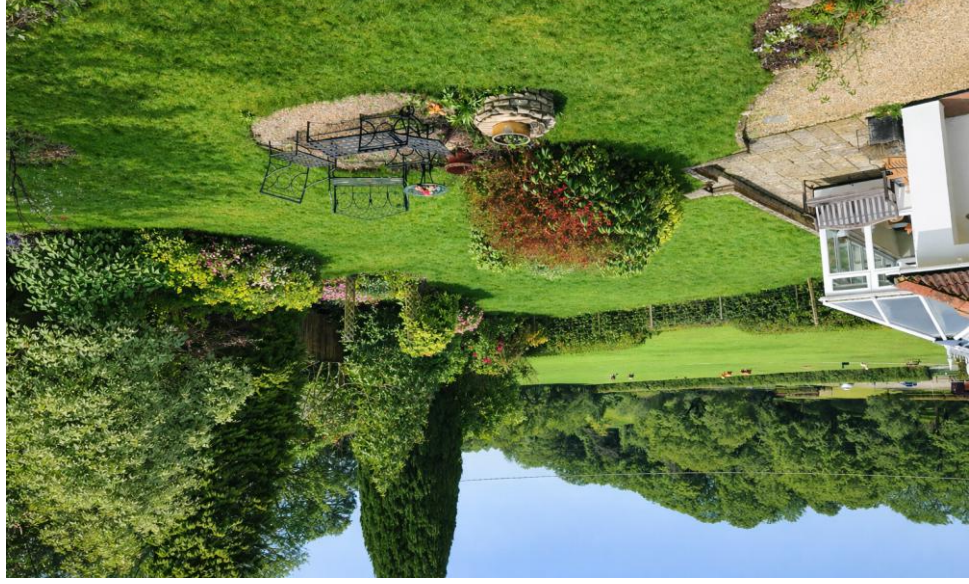
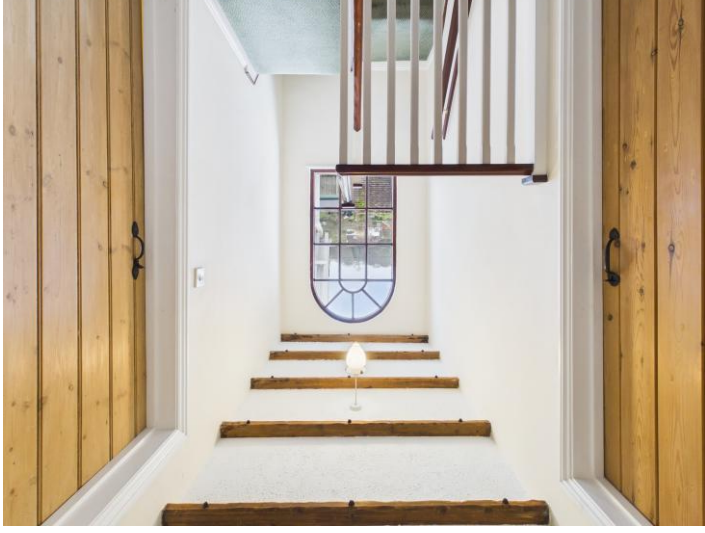
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPM: 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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