FELLS
NEW FOREST



Coltsfoot Cottage

Lester Square, Burley, Ringwood, BH24 4BE

- 2 double bedrooms
- 2 reception rooms
- Jack & Jill shower + cloakroom
- 1 parking space
- Utility room
- Approx. 0.06 acres
  Southerly rear aspect

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AT A GLANCE

A character cottage in the heart of Burley

Nestled within the heart of the ever popular New Forest village of Burley, Coltsfoot Cottage is a charming character home that perfectly blends period charm with comfortable modern living. Full of warmth and personality, this delightful two double bedroom cottage offers a wonderful lifestyle opportunity in one of the area's most picturesque locations.

- Charming two double bedroom character cottage
- Situated in the heart of Burley within the New Forest
- Living room with exposed brickwork and wood burning stove
- Spacious dining room ideal for entertaining
- Character kitchen with solid wood cabinetry, integrated dishwasher and low level fridge
- Jack and Jill ensuite shower room serving both bedrooms
- Beautifully landscaped rear garden with patio, lawn and greenhouse
- Gravel driveway providing off road parking
- Wealth of original character including fireplaces and exposed flooring
- Moments from open forest, village shops, pubs and scenic walks



TAKE A CLOSER LOOK

Watch the video tour >

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THE LIVING ROOM

Exposed brickwork and a wood burning stove



A stable front door opens into the entrance porch before a glazed door leads through to the inviting living room. Rich in character, this cosy space features exposed wooden flooring, exposed brick walls and an impressive brick chimney breast with a wood burning stove creating an attractive focal point. A UPVC sash style window overlooks the front garden, whilst the staircase rises to the first floor with a useful understairs storage cupboard.





DINING & EVERYDAY PRACTICALITIES

Space to entertain, with a useful utility room



From the living room, a door opens into the spacious dining room, providing ample space for entertaining family and friends. A feature fireplace with timber surround enhances the room, whilst a side aspect window fills the space with natural light. From here there is access to the utility room, which offers work surfaces, space for freestanding appliances, a wall mounted cupboard and hanging rail. A sliding glazed door leads into the cloakroom, fitted with a WC, vanity unit with wash hand basin, chrome heated towel rail and twin rear aspect windows overlooking the garden.





THE KITCHEN

Solid wood cabinetry and garden access



The dining room flows naturally into the kitchen through an open archway, with a further internal opening allowing additional light between the two rooms. The kitchen is fitted with an attractive range of solid wood base and wall mounted cabinets complemented by solid wood worktops. Integrated appliances include an oven with four ring gas hob and extractor above, an integrated dishwasher and a low level fridge. A ceramic one and a half bowl sink is positioned beneath the rear aspect window overlooking the garden, whilst a movable peninsula breakfast bar provides additional preparation space. A glazed stable door opens directly onto the rear patio.





UPSTAIRS

Two double bedrooms with cottage character



The first floor landing enjoys a UPVC sash style window to the front and provides access to the loft space along with both double bedrooms.

Bedroom one is a beautifully presented double bedroom with exposed wooden flooring, picture rails, a feature fireplace and a UPVC sash style window overlooking the front garden. A sliding timber door leads into the Jack and Jill ensuite shower room.

Bedroom two is another comfortable double bedroom with direct access to the Jack and Jill shower room and enjoys a pleasant rear aspect overlooking the garden.





THE SHOWER ROOM

A Jack and Jill layout serving both bedrooms



The shower room serves both bedrooms and is fitted with a shower cubicle with thermostatic shower, vanity unit with wash hand basin, WC and built in storage with slatted shelving, which also houses the Worcester boiler. A rear aspect opaque UPVC sash style window overlooks the garden.





OUTSIDE

Landscaped gardens and secluded seating



Outside, the rear garden has been thoughtfully arranged to create a series of attractive outdoor spaces. A patio adjoining the cottage provides the perfect setting for outdoor dining before brick steps lead up to a gravel pathway running through the garden. There is a generous area of lawn bordered by mature flowers and shrubs, while an archway leads to a further secluded seating terrace with a raised paved patio, vegetable bed and timber greenhouse, creating a wonderful space for keen gardeners and those looking to enjoy peaceful afternoons outdoors.

To the front, the cottage is approached through charming rose gates. The front garden offers gravel parking for one vehicle, a gravel pathway leading to the entrance, an area of lawn and beautifully established flower and shrub borders, all complemented by an attractive mature maple tree.





THE SETTING

Living in Lester Square, Burley

Life in Burley offers a rare opportunity to enjoy one of the New Forest's most iconic villages. Famous for its free roaming ponies, traditional tea rooms, independent shops and welcoming pubs, Burley has retained the charm and character that makes it such a sought after place to call home.

From Coltsfoot Cottage you can step outside and be walking through ancient woodland, open heathland and miles of scenic footpaths within moments. Whether you enjoy cycling, horse riding or simply exploring nature, the New Forest provides an exceptional outdoor lifestyle throughout the year.

Despite its peaceful setting, Burley remains well connected. Ringwood is only a short drive away, offering a wider selection of supermarkets, restaurants and leisure facilities, while the A31 provides straightforward access towards Southampton, Bournemouth and the M27. Bournemouth Airport is approximately 20 minutes away and Southampton Airport can be reached in around 35 minutes. London is also accessible by road in around two hours or by rail from nearby Brockenhurst, with direct services to London Waterloo in under 90 minutes.

Families are well served by highly regarded local schools, while the nearby coastline, beaches and sailing facilities at Christchurch, Mudeford and Lymington provide even more opportunities to enjoy the exceptional lifestyle this part of Hampshire offers.



THE PLOT

A village garden with spaces to enjoy



Approx. 0.06 acres | Southerly rear aspect

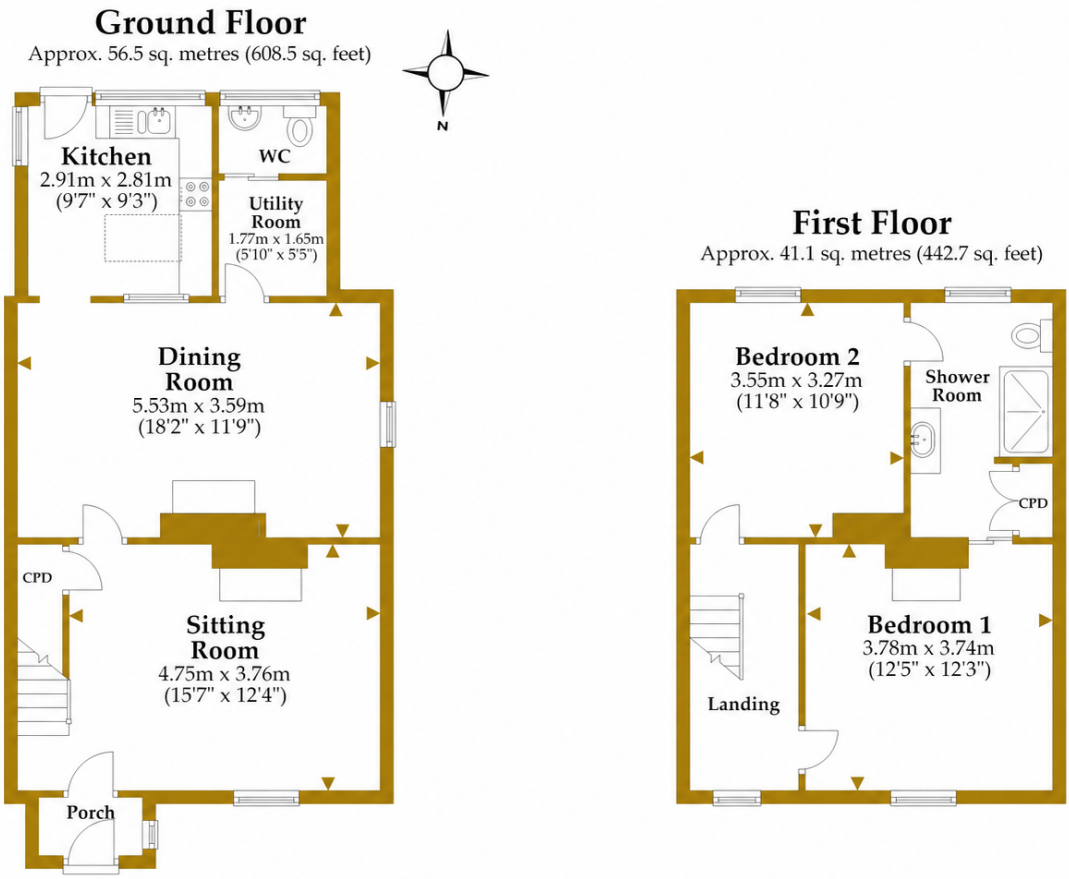
Indicative plot plan. For identification and general guidance only; boundaries should be checked against the title documentation.





THE LAYOUT

Explore the floor plan



Total area: approx. 97.7 sq. metres (1051.2 sq. feet)

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

LJT Surveying

Important information: These particulars are a guide and do not form part of a contract. Floor plans and measurements are approximate and not to scale. Services, appliances and installations have not been tested by Fells. Buyers should verify matters important to their purchase with their solicitor and appropriate professional advisers.

BUYER INFORMATION

Useful links for your next move

Explore the property, research the area and plan your purchase. Click a gold button to open the relevant website.

Property Information Report

Further information about this home and its location.

Open property report >

reports.fellsnewforest.co.uk

Stamp Duty calculator

Use HMRC's calculator to estimate your Stamp Duty Land Tax.

Calculate Stamp Duty >

tax.service.gov.uk/calculate-stamp-duty-land-tax/

New Forest District Council

Council Tax, recycling and local services for the New Forest district.

Visit New Forest Council >

newforest.gov.uk

Burley Parish Council

Explore local community news, council information and village matters.

Visit Burley Parish Council >

burleyparishcouncil.gov.uk

Burley village guide

Discover places to eat, local shops and things to do in and around Burley.

Discover Burley >

thenewforest.co.uk | Burley

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Explore planning information, conservation and ways to enjoy the New Forest.

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newforestnpa.gov.uk

Schools & Ofsted

Find inspection reports for schools and childcare providers.

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Council and planning responsibilities vary by address. Please confirm school admissions with the relevant authority and Stamp Duty with your conveyancer. Online checks support your research; your solicitor and surveyor can advise on the property itself.

Anti-money laundering checks

Fells New Forest Property is required to carry out anti-money laundering identity checks on all buyers through our secure third-party service. A non-refundable fee applies per person and will be confirmed before payment is requested.

FELLS
NEW FOREST

Come and take a closer look

To arrange your viewing or find out more about Coltsfoot Cottage, speak to Quentin or Dan.



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Book a Viewing

Book a Valuation

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The Property Ombudsman