



£800,000 Guide Price

Burley Road, Bockhampton, Winkton

Cottage | 4 Bedrooms | 3 Bathrooms

01202 289000

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# Step Inside

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## Key Features

- Thatched Cottage in approx 3/4 of an acre
- Stunning Gardens
- Annexe / Studio above double garage
- 3/4 Bedrooms
- Recently re-thatched
- Split Level Sitting Room
- Conservatory over looking garden
- Two double garages + outbuildings
- Vendors Suited to another property
- Tenure: Freehold. Council Tax Band: G. EPC Rating: D

## Property Description

**\*\* Guide Price £800,000 - £850,000 \*\***

**\*\* Proceedable Buyers Only - Vendors Are Due To Move Into Their New Property \*\***

Nestled on the edge of the New Forest, this picture-perfect Grade II listed thatched cottage, believed to have been built in the 1600s, exudes character and charm overlooking fields to the front and rear. Set in approximately 3/4 of an acre, the gardens are a particular feature of this home, offering several sections with hidden havens for relaxing, with various seating areas scattered throughout the grounds.

Inside, the traditional-style kitchen seamlessly opens onto a conservatory, offering delightful views of the stunning gardens. Beyond the kitchen, a cosy snug features an inglenook fireplace with an inset Opti-Myst fire. The extended sitting room provides a versatile and light living space, with French doors opening onto a paved terrace. The ground floor also includes a utility room and a spacious shower room.

Upstairs, the principal bedroom boasts French doors leading to a balcony, where the garden's beauty can again be appreciated. This room also has an en-suite bathroom with separate shower. There are two additional bedrooms on this floor, each with its own unique character and charm.

The beautifully maintained gardens are a standout feature, with mature planting, tranquil ponds, and winding paths. A quiet decked area with seating overlooks the lake and summer house, creating a truly serene setting for any garden lover.

Outside, the property includes two double garages and a large outbuilding for storage. One of the garages features an office/studio/annexe with a separate bathroom above, which could be used as an Airbnb, subject to the necessary permissions. Additionally, there are two more garages, a tractor shed, a storage container, and a gardener's shed, centrally located for convenience. There is also off-road parking for several vehicles.

## Main Particulars

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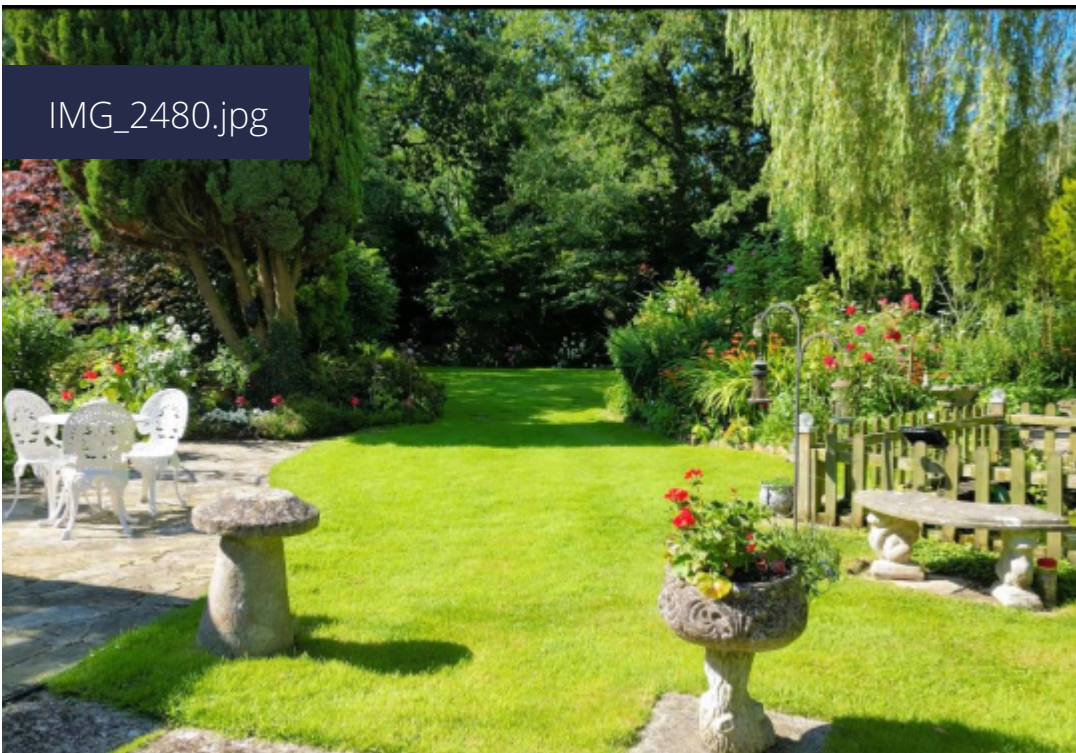
Council Tax Band: G

Tenure: Freehold

Bockhampton is a picturesque village on the edge of the New Forest and is just 3 miles from Christchurch Town Centre which hosts an array of independent shops, restaurants and cafes. Christchurch also boasts a wonderful natural harbour which can be enjoyed throughout the year.

The area is steeped in history, with many traditional cottages and historic buildings adding to its appeal. There are local pubs and convenience stores all within a short distance. The nearby New Forest, just a short drive away, provides endless opportunities for outdoor activities such as walking, cycling, and horse riding, all set against the backdrop of stunning natural beauty.

IMG\_2480.jpg



View towards  
annexe.jpg



Rear View.jpg



Drone  
view.JPEG





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



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