



Castle Hill House

Burley Street, Burley, BH24 4DB

SPENCERS
NEW FOREST





CASTLE HILL HOUSE

BURLEY STREET • BURLEY • HAMPSHIRE

A stunning, bright, and airy family home recently refurbished to an extremely high specification, offering idyllic country living coupled with all the luxuries of modern life, the property benefits from six bedrooms and up to six reception rooms, configured to offer flexible accommodation and would make the perfect multi-generational living accommodation.

Principal House

Entrance Hall • Reception Hall • Dining Room

Sitting Room • Kitchen • Utility Room • Cloakroom

Main Bedroom Suite • Balcony • Two En Suites • Three Further Bedrooms • Family Bathroom

Entrance Porch • Boot Room • Utility • Study • Cloakroom • Family Room

Main Bedroom • Bathroom • Second Bedroom

Outbuildings

Detached Double Garage • Coach House

Tack Room • Barn • Stable Complex With Hard Standing

Grounds

Gardens And Grounds Extending To Approximately 1.25 Acres

£1,895,000



6



6



4



The Property

Castle Hill House offers generous, cleverly configured accommodation, providing two very distinct living areas. The principal residence is in the large part of the original house. The front door opens into a large reception hall which provides access to a downstairs cloakroom and the rear porch. Further to this the reception hall leads through to the dining room, which has double doors providing access to the terrace and features a cream gas fired Aga and leads into the kitchen. The kitchen is fully fitted with high and low level units and electric hob with extractor over, windows to the front aspect and access through to the utility room and a side door. From the dining area, a door leads through to the light and spacious sitting room with a bay window and French style doors to the rear gardens.

On the first floor are four double bedrooms, two of which benefit from en suite facilities and built-in wardrobes, with the principal bedroom benefiting from a balcony. All bedrooms enjoy a splendid outlook over the grounds to the rear. On this level there is a further shower room serving the other two bedrooms.

From the reception hall access is gained to a further family room, with a staircase to the first floor accommodation which boasts two further bedrooms and a bathroom. Additionally, on the ground floor, there is a utility, cloakroom, a study/bedroom seven if required and a boot room with built in storage and space and plumbing for a washing machine leading to a side porch giving access to the gardens.









The Situation

Castle Hill House lies about a mile from the centre of, 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 nearby Burley and 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 the centre of the village of Burley, head in a northerly direction towards Burley Street. On reaching Burley Street continue past Burley Street Garage and the property will be found after a short distance on the left.



The Local Area

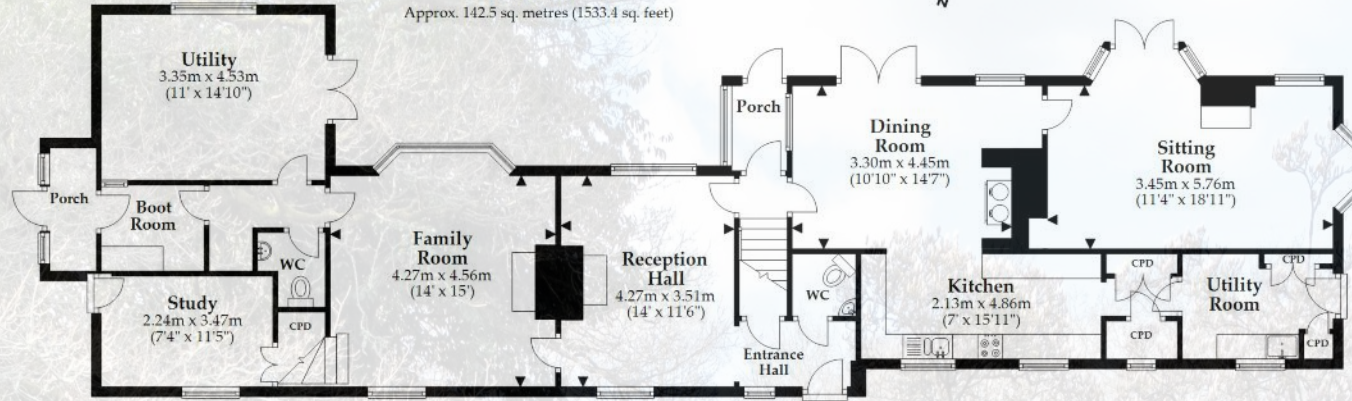
The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons. This is the New Forest on holiday as imagined by visitors: quaint and old fashioned 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.



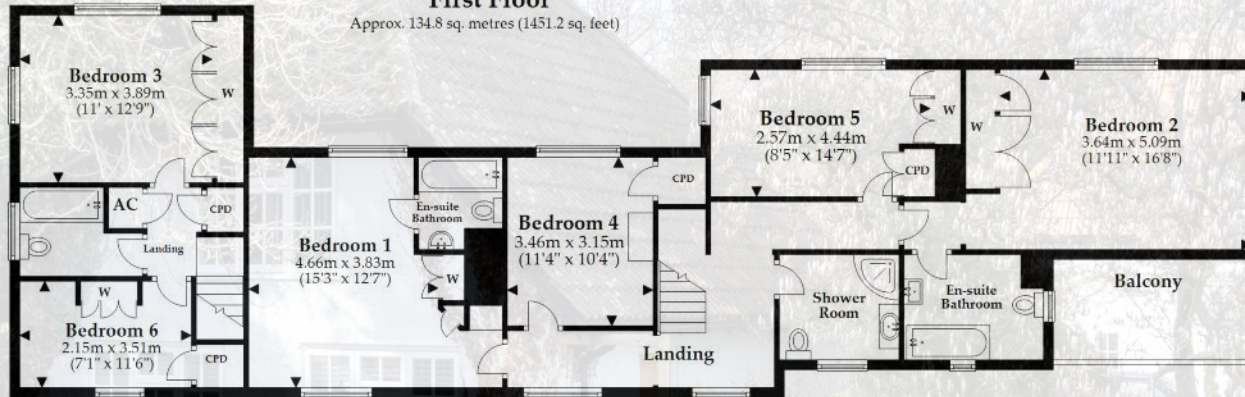
Ground Floor

Approx. 142.5 sq. metres (1533.4 sq. feet)



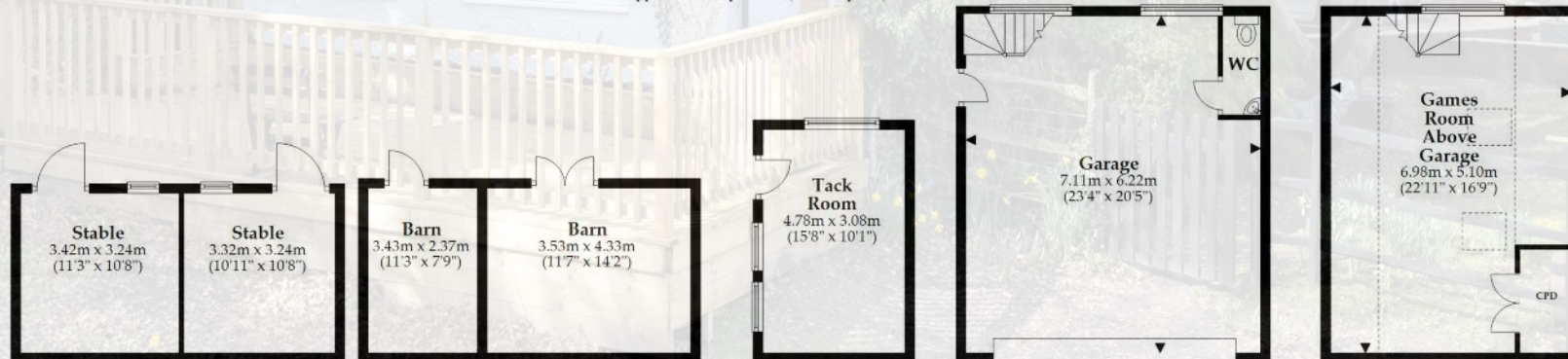
First Floor

Approx. 134.8 sq. metres (1451.2 sq. feet)



Outbuildings

Approx. 139.9 sq. metres (1505.5 sq. feet)





Situated on the edge of the open New Forest this charming property has numerous outbuildings including a garage, stables, and further benefits from approximately 1.25 acres of delightful gardens and paddock land

Grounds & Gardens

The property is approached via an area of Forest track, which provides overflow parking and leads to both a pedestrian access gate and to an electrically operated vehicular access gate, which leads to the side driveway providing ample parking and leads to the garage beyond.

The double garage has an electrically operated up and over door. At the rear of the garage is a recently renovated coach house which could be used as overflow accommodation and benefits from a wooded decked area looking over the gardens to the rear.

Directly to the rear of the property is a flagstone terrace bordered by a low brick wall and complemented by outdoor lighting, a perfect area for alfresco dining. Steps lead from the terrace to a lawned area of garden incorporating a quite beautiful mature magnolia tree and is interspersed with areas of mature plants and shrubs.

This area enjoys delightful views over the paddock land beyond. The paddock land is currently divided into two grazing paddocks with natural wood post and rail fencing. In the far corner of the paddock is a five bar gate allowing access directly on to the Forest for riding/walking.

Further to this is a stable complex which incorporates two stables, a large enclosed barn and separate tack room. Access can be gained from the yard to the main paddock which is enclosed by post and rail fencing.



Tucked away in the lee of wooded slopes, Burley offers a perpetual feeling of having escaped from everyday life and being away from it all

Services

Principle Residence Energy Efficiency Rating: E Current 46 Potential 71
Secondary Residence Energy Efficiency Rating: C Current 71 Potential 85
Tenure: Freehold

All Mains Services Connected

Points Of Interest

A31	1.3 miles
Burley Golf Club	1.5 miles
David Lloyd Ringwood	3.0 miles
Waitrose Ringwood	3.4 miles
Hinton Admiral Train Station	4.9 miles
Ballard (Private School)	5.8 miles
Sway Train Station	5.8 miles
Sainsburys Somerford	5.8 miles
New Milton Train Station	6.2 miles
Brockenhurst Golf Club	6.2 miles

Important Notice

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 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 fittings, 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.



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

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