



Lanfranco House

28, Garden Road Burley, Ringwood BH24 4EA

SPENCERS
NEW FOREST



LANFRANCO HOUSE

BURLEY • NEW FOREST

LanFranco House is a most substantial and individual detached residence, formerly operated as a Class C2 residential institution and now benefitting from planning consent for residential use. The property offers an exceptional opportunity for those seeking to create a distinguished country home, with extensive and versatile accommodation, which would benefit from requiring a programme of remodelling and refurbishment, which could provide the opportunity to create a fine country home of considerable character.

Situated within a short and pleasant walk of Burley village centre, with its charming selection of shops, public houses and hotel, the property also enjoys easy access to the open forest, making it perfectly placed for those wishing to enjoy the unique surroundings of the New Forest.

Guide price: £1,250,000



8



5



7





The Property

Occupying a secluded position within approximately 1.4 acres of mature, well-screened grounds, the property is approached via a gated, sweeping driveway leading from Garden Road to generous areas of parking. The gardens are predominantly laid to lawn and are interspersed with established planting, affording a high degree of privacy.

Despite its tucked-away setting, the property remains conveniently located within a short and pleasant walk of the village centre, with its amenities, as well as the open forest, offering an enviable balance of seclusion and accessibility.

The accommodation is both extensive and adaptable, arranged over three floors. The ground floor features a welcoming entrance hall with staircase rising to the first floor, leading through to a particularly impressive family room with a brick open fireplace and double doors opening onto the rear garden. This space connects to a light-filled garden room with picture windows overlooking the grounds, the two areas having previously formed one large room and offering scope to be reinstated as such.

A separate sitting room also enjoys a brick fireplace and opens onto a courtyard, while the kitchen is fitted with a range of cupboards and work surfaces, with access to a rear porch and outside. Further ground floor accommodation includes three bedrooms, one with an en-suite shower room, together with a cloakroom and inner lobby area.

To the first floor, a central landing provides access to the principal bedrooms. The main bedroom enjoys views over the gardens and benefits from built-in wardrobes, while several of the remaining bedrooms also include fitted storage and wash hand basins. Two bedrooms are served by en-suite facilities, in addition to a family bathroom and separate shower room, creating a flexible arrangement well suited to family living or guest accommodation.

The second floor provides further attic rooms, including an additional bedroom with en-suite shower room and an office, offering useful ancillary space.

Overall, LanFranco House represents a rare opportunity to acquire a property of scale and character in a delightful and convenient setting, with significant potential to enhance and personalise.

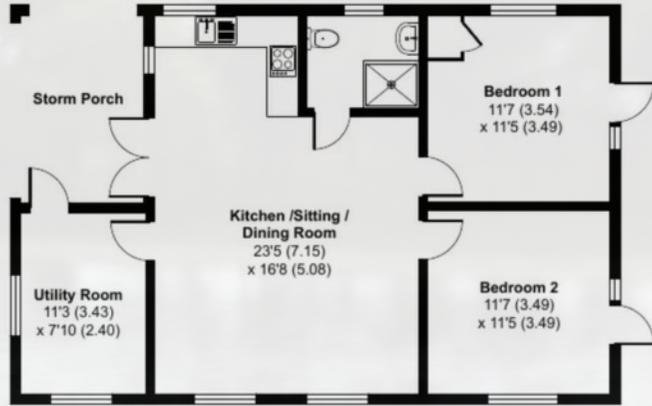




Lanfranco House, 28 Garden Road, Ringwood, BH24 4EA

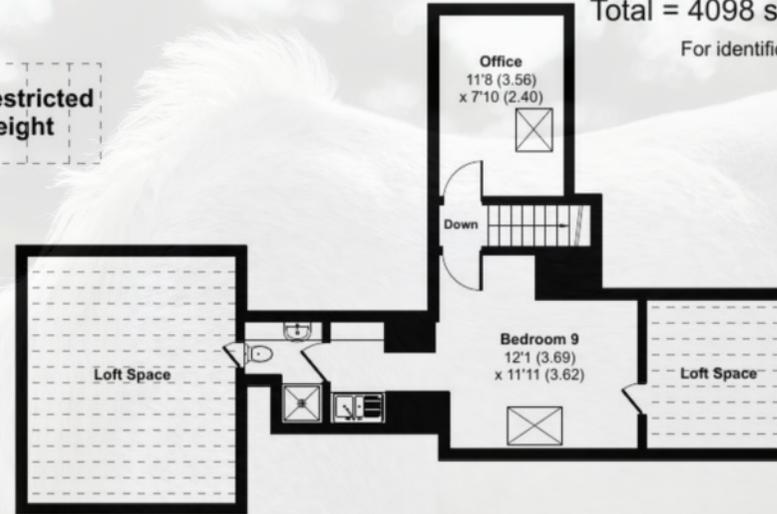
Approximate Area = 2939 sq ft / 273 sq m
 Limited Use Area(s) = 288 sq ft / 26.7 sq m
 The Lodge = 871 sq ft / 80.9 sq m
 Total = 4098 sq ft / 380.6 sq m

For identification only - Not to scale

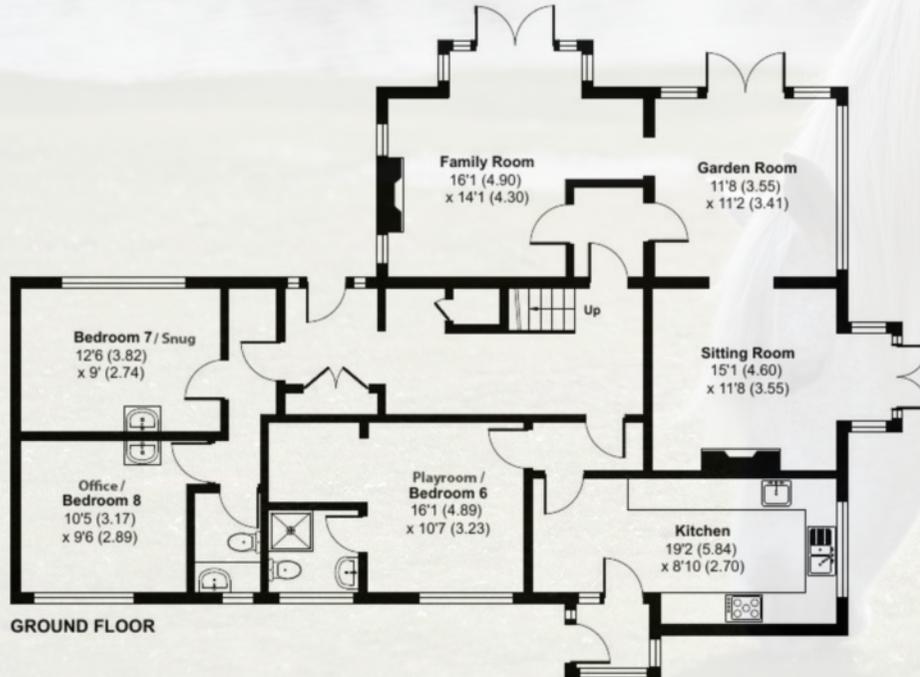


THE LODGE

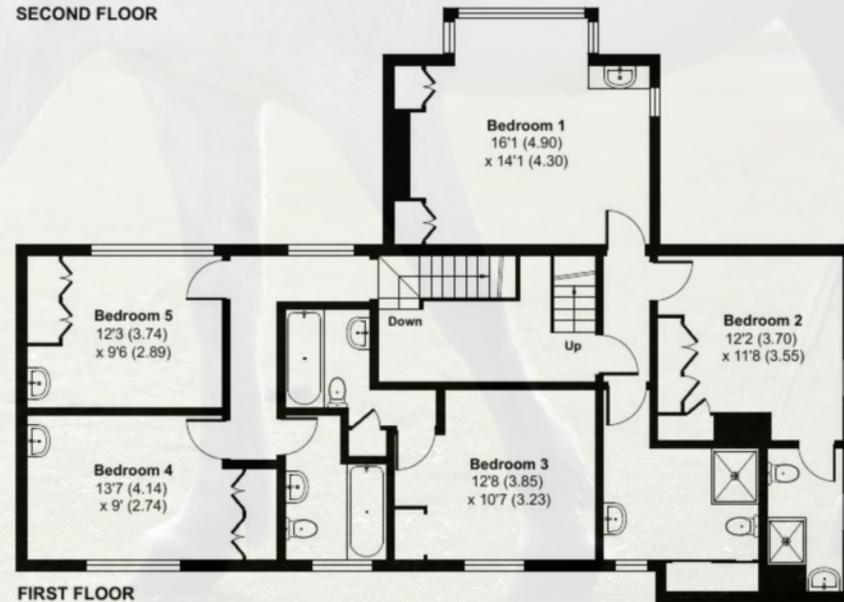
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR





Grounds & Gardens

The property is approached from Garden Lane over a cattle grid onto a long driveway continuing up to the property and round to the rear where there is extensive parking. The gardens lie primarily to the front being lawned and bounded by established mature trees and shrubs giving a good degree of privacy. A large area of garden also lies to the rear which is lawned again surrounded by high established hedging and trees giving excellent screening.

Within the grounds are a stable block, a useful utility building, and a substantial timber chalet of considerable size, ideally suited for use as a summer house or games room (not for residential use).

Additional Information

Tenure: Freehold

Energy Performance Rating: D Current: 59 Potential: 72

Council Tax Band: G

Services: All mains connected

Heating: Gas central heating

Parking: Private driveway and garage

Broadband: FFTC - Ultrafast broadband with speeds of 80 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity



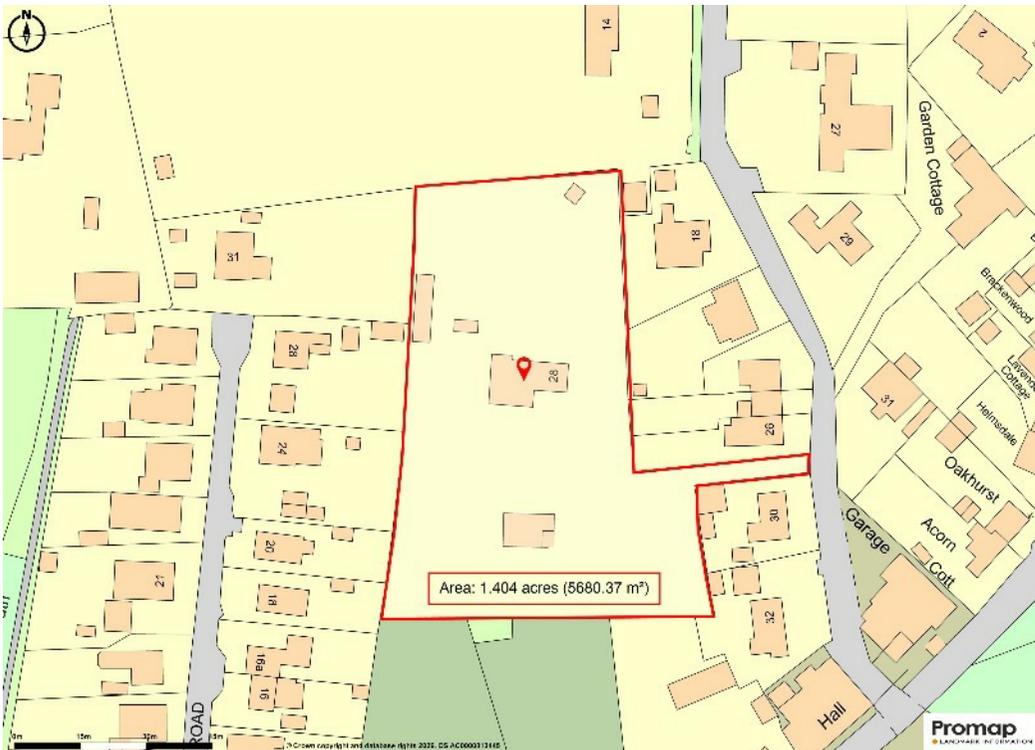


The Situation

Lanfranco House is located approximately 0.2 miles from the centre of Burley, arguably one of the most beautiful and sought after villages in The New Forest. It is 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 Cross, in the centre of the village, proceed along Pound Lane for approximately 0.2 miles before turning right into Garden Road. Continue for a few moments and the property will be located on the left, beyond a cattle grid.



Viewing

By prior appointment only with the vendors 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 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:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersproperty.co.uk

www.spencersproperty.co.uk