



20 Copse Road

*Burley, Ringwood, BH24 4EG*

SPENCERS  
NEW FOREST





## 20 COPSE ROAD

BURLEY • RINGWOOD

*An attractive older style two-bedroom detached bungalow, situated in a quiet road within walking distance of Burley offered to the market with no onward chain.*

£499,950



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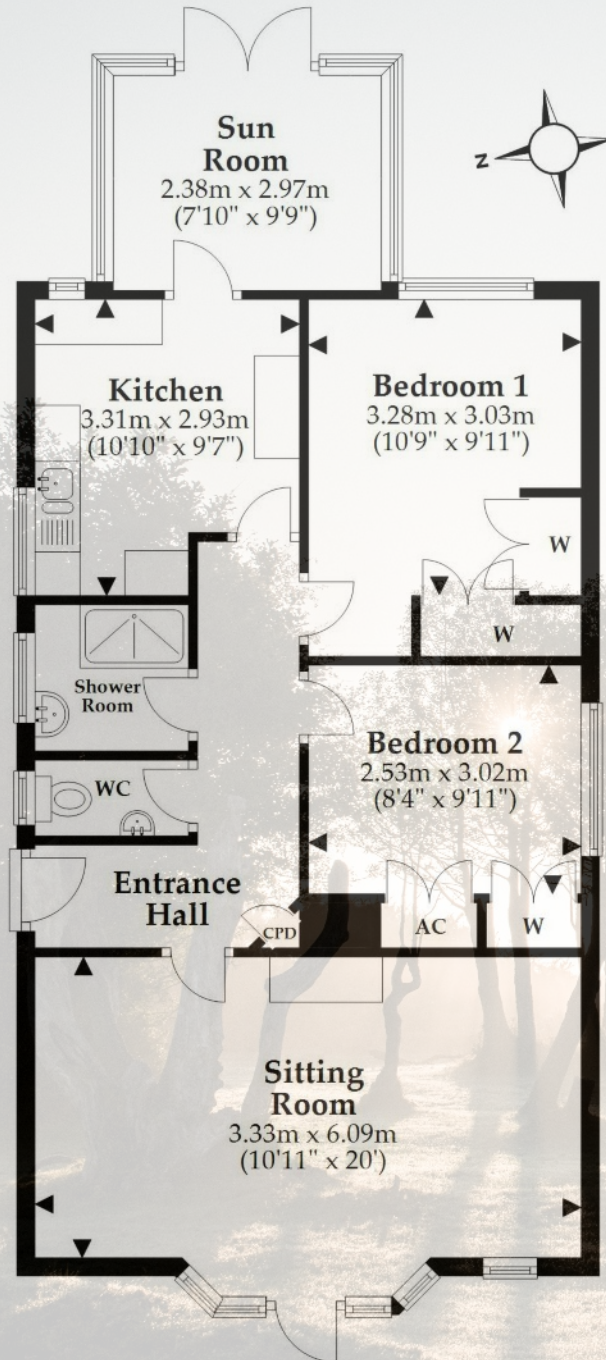
## The Property

A side entrance door leads you into the main hallway where all accommodation can be accessed. A large living room with bay window sits to the front of the property, stretching the full width of the house allowing for both living and dining area if required and is benefited by a single door out to the front garden. Back from the hallway, on the right-hand side, you will find a well-proportioned double bedroom with window and built in wardrobes. The main principle double bedroom sits just beyond this and is neatly located at the rear of the property with further built in wardrobes and views over the garden. Both bedrooms are serviced by a shower room opposite with separate W/C. The kitchen sits at the back of the property and offers both low level and eye level storage units with sink, cooker, plumbing for a washing machine and slimline dishwasher. A door leading out to a lovely sunroom that overlooks the garden. A further door from the sunroom leads to the garden.



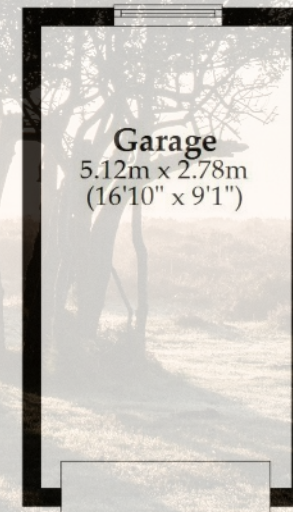
# Ground Floor

Approx. 72.6 sq. metres (781.9 sq. feet)



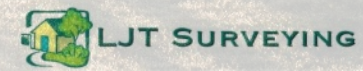
# Garage

Approx. 14.2 sq. metres (153.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.1 sq. feet)

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





## Grounds & Gardens

The property is accessed via a double five bar wooden gates that opens leading to front door and garage. The garage is found down the drive, to the rear of the property. The front garden is bordered by hedgerow and picket fence with a lovely, grassed lawn that is accessible from the living room. A driveway to the side of the property with further fence border leads to the main entrance to the property, the garage and the lovely garden which is mostly laid to lawn.



## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy performance rating: D Current: 59 D Potential: 79 C

Services: All mains services are connected

Heating: Gas central heating

Property Type: Detached

Parking: Garage and private driveway

Broadband: Property currently has no broadband connection.



## Directions

In the centre of the village turn into Pound Lane adjacent to the War Memorial. Take the second turning on the right into Copse Road. The property can be found after a short distance on the right.



## Situation

Copse Road is centrally located in, 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 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 both easily accessible.



## Important Notice

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:

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