



Happy Days

Burley Street, Burley, Ringwood, BH24 4DD

SPENCERS
NEW FOREST





HAPPY DAYS

BURLEY • RINGWOOD

Happy Days is a truly stunning New Forest home which has been re-furbished by the current owners to an incredibly high standard and presented in immaculate condition. Situated on the outskirts of Burley village and within easy reach of the open forest, the property is positioned in a delightful secluded plot. Offering an array of versatile accommodation, allowing for ancillary/income potential along with an impressive home gym and spa.

£1,685,000



6



4



7





The Property

Entering the property via the main front door which sits under an open porch and leads into a lovely large entrance hall, giving access to all of the ground floor accommodation and further provides access to a downstairs W/C and stairs leading to the first floor.

A bright and airy, triple aspect sitting room sits to the left of the hallway, with wooden flooring throughout and timber beams creating a lovely sense of character throughout and offers three sets of double doors flowing out onto the garden. To the other side of the hallway, you walk into the dining area with a host of inbuilt storage and French doors leading to a separate courtyard garden.

The kitchen itself flows through from the dining room and offers both low level and eye level units on one side with inbuilt double oven, microwave and dishwasher. On the other side, a further set of low-lying island style units sit under quartz worksurfaces with induction hob and breakfast bar area. At the back of the kitchen is a vaulted ceiling double aspect breakfast room, with bifold doors on one side leading to the main garden and single door on the other connecting to the courtyard garden.

A beautiful wooden staircase rises from the entrance hall giving access to the first-floor landing. The landing is also vaulted providing an impressive light and airy space. Two double bedrooms sit directly in front of you from the stairs, with an exceptionally spacious principle suite that sits on the other side benefitting from lovely views over the garden. All three bedrooms offer their own individual three-piece ensuite shower rooms.





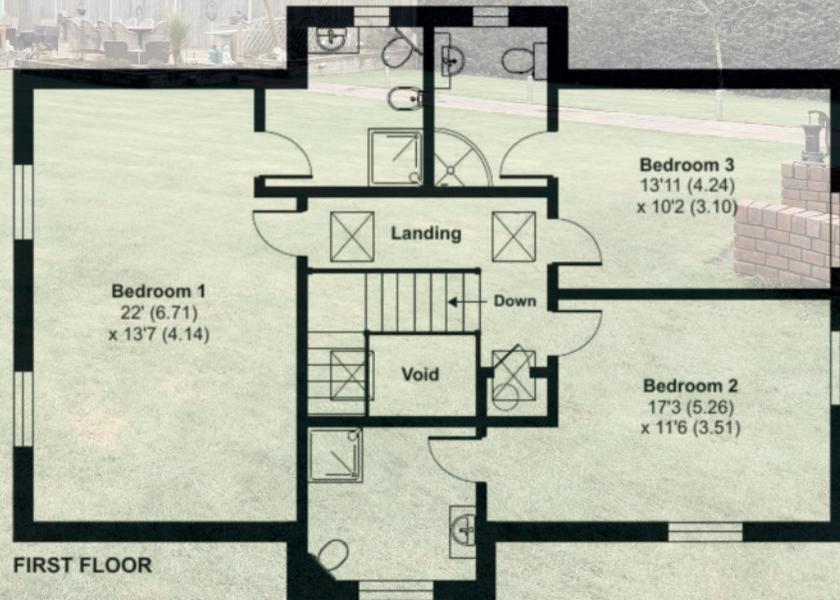
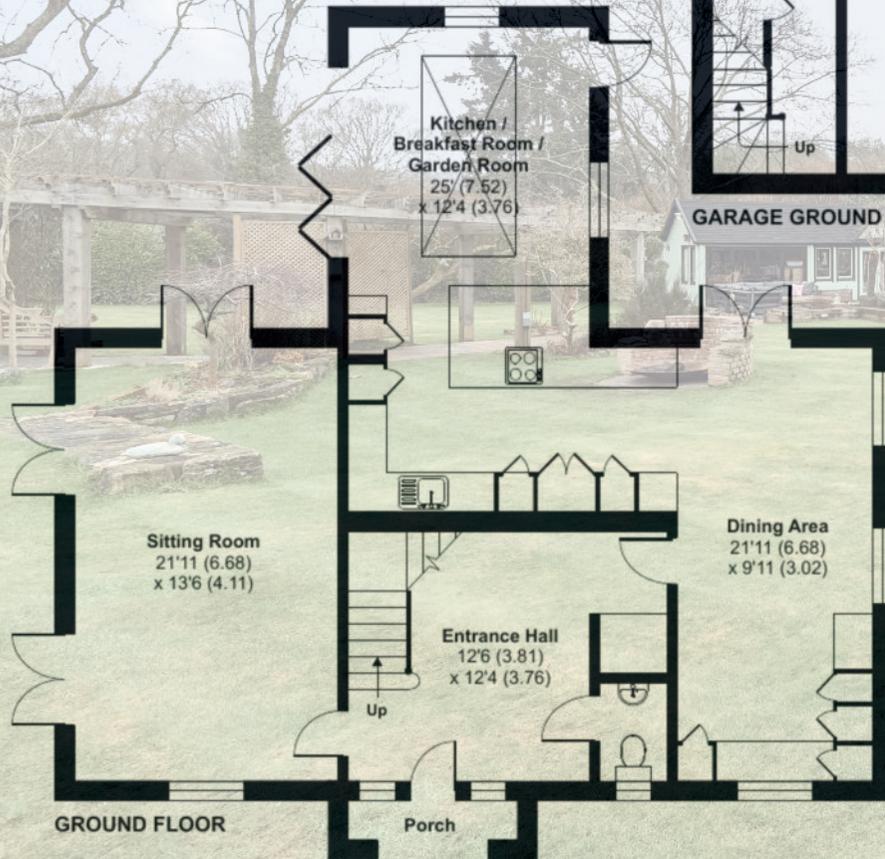
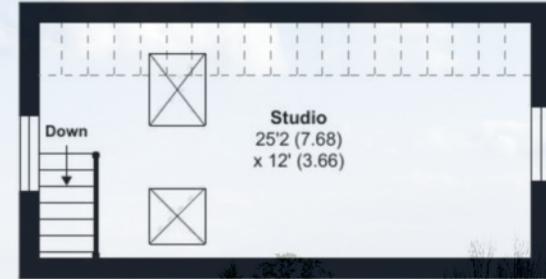
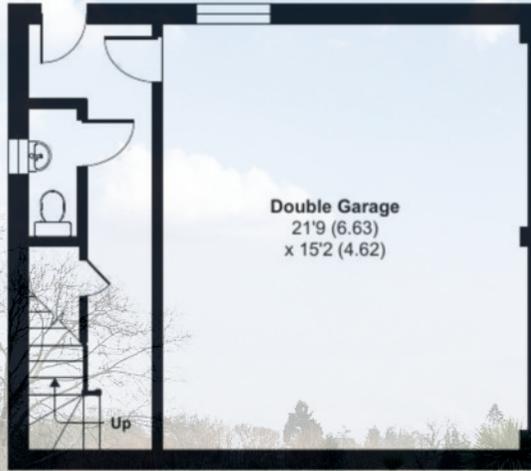
Happy Days, Burley Street, Burley, Ringwood, BH24

Approximate Area = 2041 sq ft / 189.6 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Garage / Studio = 779 sq ft / 72.4 sq m
 Cottages = 819 sq ft / 76.1 sq m
 Outbuildings = 834 sq ft / 77.5 sq m
 Total = 4540 sq ft / 421.8 sq m

For identification only - Not to scale



Denotes restricted head height

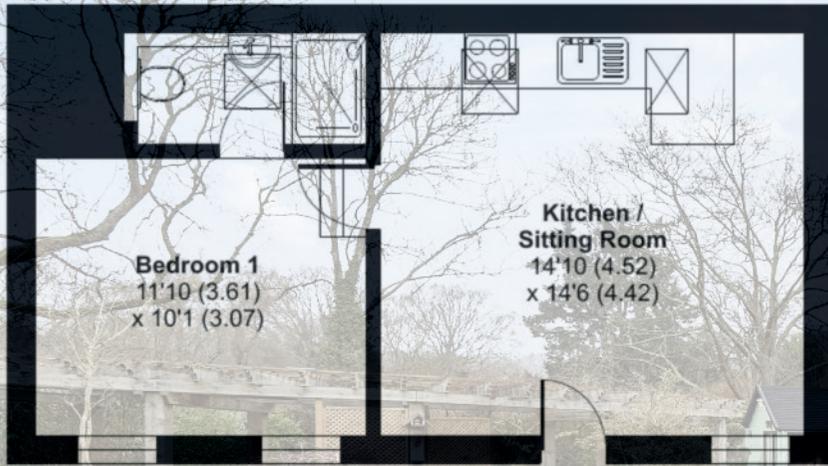


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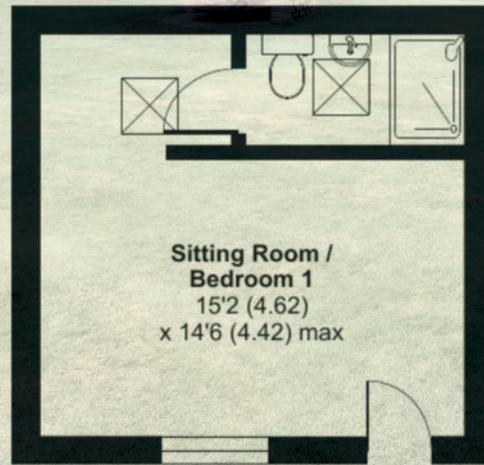
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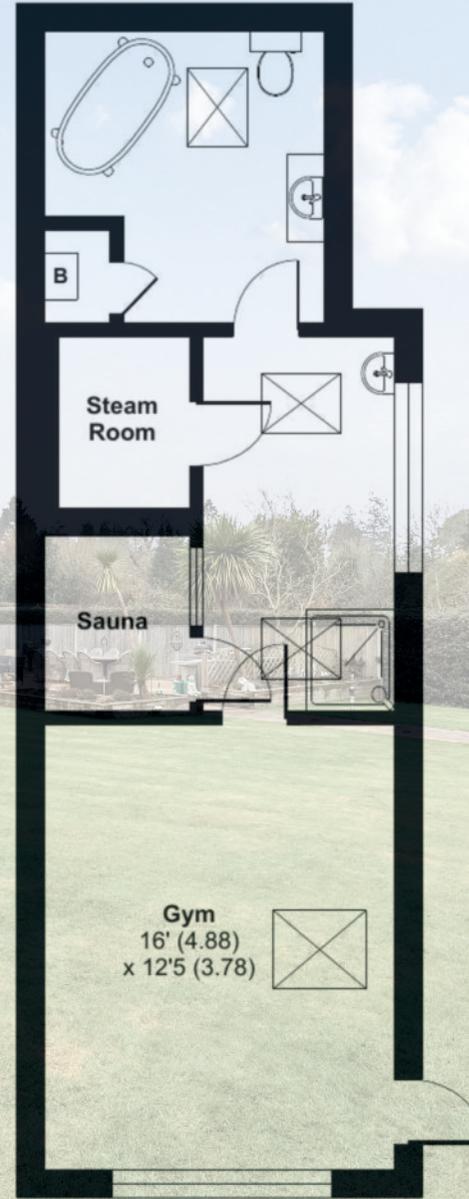
COTTAGE 3



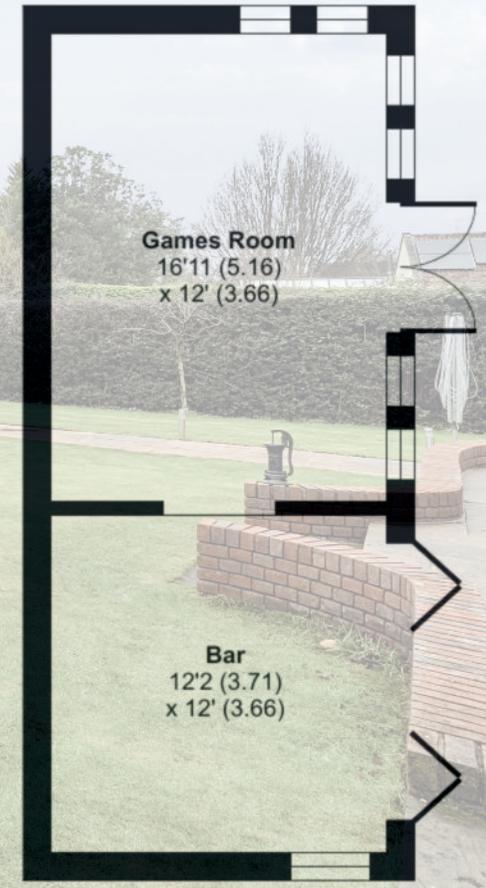
COTTAGE 1



COTTAGE 2



OUTBUILDING 1



OUTBUILDING 2



The Cottages, Home Gym and Spa

The home gym and spa offer a fantastic element of varied lifestyle to the main home. Having been built to an exceptional exacting standard, the spa consists of a sauna, steam room and a large bathroom with feature freestanding bath.

The property comprises three ancillary cottages, converted from the original stables, Cottage One and Cottage Two are of similar size and offer studio style living with separate shower room. Cottage Three is a larger unit with separate bedroom and en suite shower, and open plan kitchen living room. All three cottages have been re-furbished providing beautiful additional living accommodation.

A double garage sits at the end of the driveway and offers parking for two cars within, via electric doors. An internal door at the back of the garage leads to a separate hallway which equally has a further separate access door to the outside grounds. The hallway provides downstairs W/C and a separate worksurface area and stairs leading to the first floor where are large studio room can be found which is ideal as separate home office.

At the back of the garden there is a further separate outbuilding which offers a large games room with bar and bi fold doors leading out onto the patio area, making this the ideal entertaining area.







Grounds & Gardens

A long gravel driveway leading over a cattle grid takes you up to where the home is situated directly at the end, allowing for it to have its element of peace and seclusion, being set back off the road. The driveway leads directly to the front of the double garage and gives you ample parking opportunity for several cars. The rear garden is accessed both from the main home and to the side of the house where a picket fence with gate gives separation from the driveway.

The garden itself is mostly laid to lawn with stone pathways leading from the house to the large patio area at the back of the garden where the games room and bar are situated. A further pathway leads under a walk-through pergola with vines leading to a large storage shed.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 77 C Potential: 85 B

Services : All mains connected

Parking: Private Driveway

Property Construction: Standard construction

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)





Situation

Happy Days is centrally located in arguably, one of the most beautiful and sought after villages in The New Forest and within the National Park. Burley has a local primary school, good local amenities, pubs, restaurants, a Church, village hall and golf course. The property is a two minute walk to the open forest and a fifteen minute walk to Burley village centre and 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 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.

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 right.

Important Notice

By prior appointment only with the vendors agents Spencers Property.

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 for 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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