



Long Close Cottage

Shappen Hill Lane, Burley, Ringwood, BH24 4EP

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NEW FOREST





A rare opportunity to purchase this delightful detached four-bedroom property, situated in a highly sought-after location in the heart of Burley. Within walking distance to the village and the open forest, this home boasts a charming mature rear garden and comes with the added advantage of access rights through the field at the back to the open forest

The Property

Entering the property from the side, you are welcomed into a spacious entrance hall that houses the staircase and the downstairs cloakroom. To the left of the entrance hall is the family room, which leads into the light and airy conservatory. This glorious room, filled with an abundance of natural light, offers wonderful views of the rear garden.

To the right lies the study and a large sitting room, featuring double-aspect views and a large bay window that floods the room with natural light. The sitting room also boasts a feature fireplace. Adjacent to this is the dining room, which leads to the fully fitted kitchen. From the kitchen, you can access a useful utility space with plumbing for white goods, a side entrance to the property, and an additional cloakroom.

On the first floor, there are four good-sized bedrooms, all with single-aspect views of the surrounding area and the beautiful rear garden. Three of the bedrooms feature fitted wardrobes. This level also includes two family bathrooms, both fully fitted with a bath, low-level WC, and hand wash basin. One of the bathrooms additionally features a walk-in shower cubicle.



£999,950



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4



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Shappen Hill Lane, BH24

Approximate Area = 1887 sq ft / 175.3 sq m

Garage(s) = 346 sq ft / 32.1 sq m

Outbuildings = 135 sq ft / 12.5 sq m

Total = 2368 sq ft / 220 sq m

For identification only - Not to scale





While the property could benefit from some updating, it presents a fantastic opportunity for modernization and has its full planning allowance available. Additional features include off-street parking and two garages

Grounds & Gardens

The property features off-street parking on both sides and includes two generously sized garages. Access to the rear garden is available from both sides of the house. The rear garden is a highlight, with mature, beautiful plant beds filled with flowers and shrubs, and the remainder mainly laid to lawn, surrounded by hedging for privacy. Additionally, there is a brick-built outbuilding and a shed, providing convenient storage solutions. The property also benefits from a right of access across neighbouring paddock land that abuts the rear, enhancing the sense of space and tranquillity and provides access to the open forest.

Services

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold





A honeypot village with ponies wandering down the high street untouched by time and tucked away in the lee of wooded slopes

The Situation

Long Close Cottage lies about half 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 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.

Viewing

By prior appointment only with the vendors sole selling agents Spencers Property.

Spencers Property 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.



View across paddock land to rear





The Local Area

The first Spencers New Forest office was established here in Burley, a honey-pot 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.

Directions

From our office in the village turn at the war memorial into Pound Lane. Continue along for about 1/4 of a mile and take the gravelled track called Shappen Hill Lane and the property will be found on the left hand side around half way up the track.

Points Of Interest

Burley Primary School	0.3 miles
Burley Manor Hotel	0.5 miles
Burley Golf Club	0.6 miles
The White Buck	0.9 miles
Twin Oaks Medical Centre	3.3 miles
Brockenhurst Tertiary College	5.9 miles
Sway Mainline Railway Station	4.9 miles
Brockenhurst Mainline Railway Station	5.7 miles
The Pig Restaurant	6.6 miles



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

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