



Red Oaks

Lyndhurst Road, Burley, Ringwood, BH24 4HW

SPENCERS
NEW FOREST



RED OAKS

BURLEY • NEW FOREST

A unique opportunity to acquire this delightful New Forest residence, enjoying stunning country gardens and a paddock, totaling approximately 3 acres. Situated on the edge of the village a mere stone's throw from the open forest and enjoying open countryside views to the rear, this exceptional property is presented to an incredibly high standard and also benefits from stables and a large garage complex incorporating a two-room studio complete with shower room and utility.

£1,850,000





The Property

A solid timber front door with glazed side panels leads to the entrance hall with attractive tiled floor with wooden inlay, a turning staircase to the first floor overlooking a galleried landing, large understairs storage cupboard and half glazed doors leading through to the main reception areas. In the entrance hall a door gives access to the cloakroom with low level WC and wash hand basin in vanity unit with window to the front and a further door leads to bedroom three/study which has windows to the front aspect.

The main reception area is designed in an open plan manner with attractive features and tiled flooring. The sitting room has a central fireplace housing a log burner, windows to the front and side and double French style doors leading to the terrace and the garden beyond. This light and airy room has delightful views over the rear gardens and paddock. This leads in turn to the dining area with flagstone floor and two sets of glazed double doors leading to the orangery, which is glazed to three sides with doors to the rear terrace and garden and an insulated roof.

The beautifully designed modern kitchen area has a full range of built-in kitchen units, both high and low level with worktops over, built-in sink unit, electric Aga, built-in dishwasher, space for a free standing American style fridge/freezer and with windows overlooking the rear gardens and a door to the side.

A turning staircase leads to a delightful galleried style landing, with windows to the rear aspect and a range of built-in wardrobes with a large walk-in laundry cupboard. The principal bedroom has a window to the rear aspect, a range of built-in wardrobe furniture, air conditioning and concealed doors through to the en-suite bathroom which has a full suite including bath, wash hand basin, low level WC and separate shower cubicle with a window to the front aspect.

Bedroom two also enjoys views over the rear garden and also benefits from air conditioning and an en-suite bathroom, again with bath, wash hand basin, low level WC and separate shower cubicle with a window to the front.





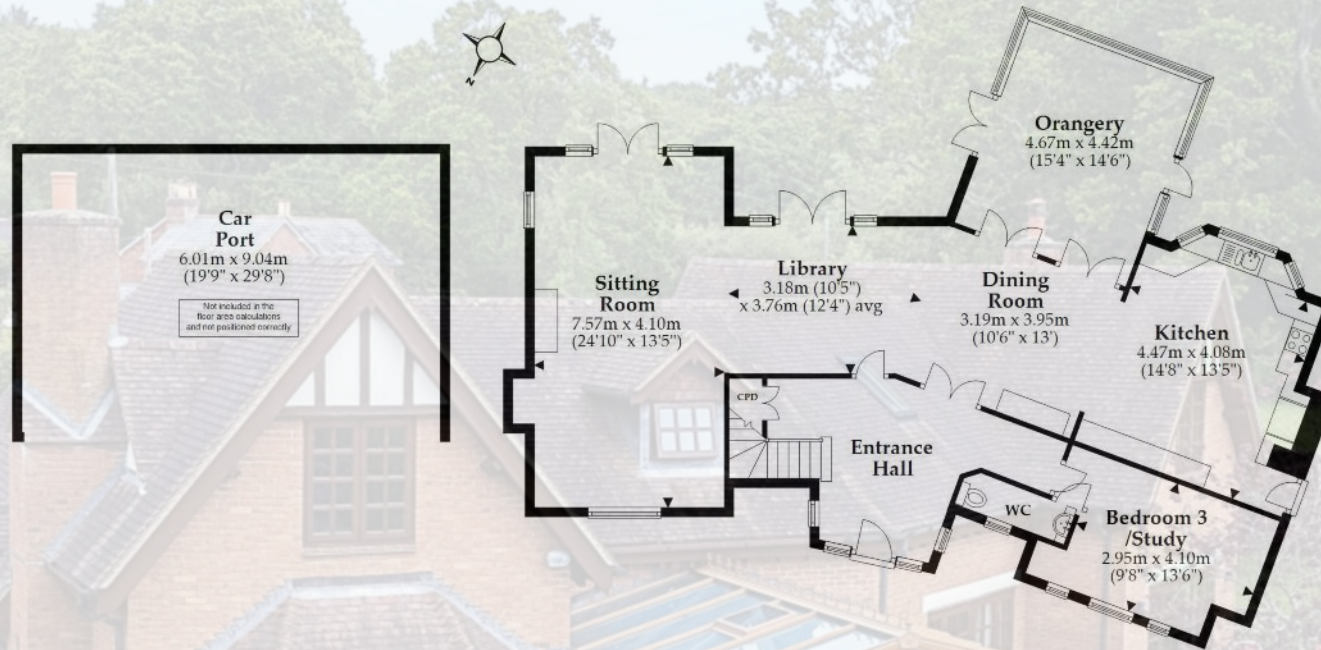






Ground Floor

Approx. 134.0 sq. metres (1442.8 sq. feet)



First Floor

Approx. 86.6 sq. metres (931.8 sq. feet)



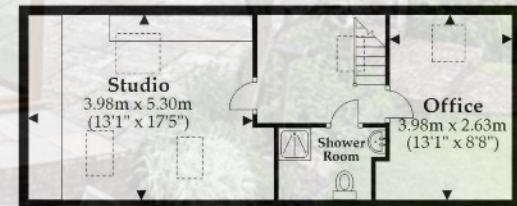
Outbuilding Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Outbuilding First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 310.9 sq. metres (3347.0 sq. feet)

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



Grounds & Gardens

The property is approached by electric double gates leading to a gravelled driveway with an ample parking and turning area, which in turn leads to the garages and beyond to a triple barn style garage.

Immediately to the rear of the property is a large area of patio extending the full width of the property enjoying views of the gardens and paddocks beyond. The gardens are laid largely to lawn, with a central pond area and is interspersed by mature flower and shrubs borders and pathways.

There is a large pathway partly covered by a pergola with climbing roses and the garden has a lovely open aspect over adjacent paddock land in and its' own paddock land. In all the land extends to approximately 3 acres.

The double garage has two sets of double doors and a further attached garden equipment store. To the side is a covered area and a door leading to a utility room, with space and plumbing for appliances, built-in cupboards with work-top and a turning staircase leading to the studio which comprises two large separate rooms, both with Velux windows providing ample light and a separate shower room with WC, wash hand basin and shower.

In the rear parking area is the stable building with pitched roof, timber built with two loose boxes. Gates from this area lead to the garden and also to the paddock.

Directions

From our office in the village, proceed along Chapel Lane for approximately one mile. On crossing the second bridge the property will be found immediately on your right-hand side.



The Situation

Red Oaks lies about three quarters of 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 mins).

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.

Services

Energy Performance Rating: C

Council Tax Band: G

Tenure: Freehold

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.



Tucked away in the lee of wooded slopes Burley has a perpetual feeling of having escaped and that you are away from it all

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.

Points Of Interest

Burley Golf Club	0.7 miles
The White Buck	0.8 miles
Burley Manor Hotel	0.8 miles
Burley Primary School	0.9 miles
Brockenhurst Mainline Railway Station	4.9 miles
Brockenhurst Tertiary College	5.0 miles
Ballard Private School	5.3 Miles
The Pig Restaurant	5.8 miles
Lime Wood House Hotel	5.9 miles



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

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