



Woodlands

Coach Hill Lane, Burley, Ringwood BH24 4HN

SPENCERS
NEW FOREST





Situated in a sought after location in the heart of Burley lies this beautiful three bedroom detached property. The property exudes elegance and offers idyllic country living coupled with all the luxuries of modern life

The Property

The property is accessed via a triple aspect oak framed glass porch with doors either side opening onto the garden. There is a useful Utilities cupboard housing the Washer dryer and further storage space. From the porchway, a door opens into an open plan entrance hall with limestone flooring and a feature oak and glass open stairwell ascending to the first floor. At the far end of the hall is a box bay window with an oak worktop, recess and cupboard, making for an ideal study area. Set off the hallway is a modern WC and a double aspect sitting room with oak engineered flooring and a multi-fuel burning stove on a tiled hearth with beam mantel above.

The entrance hall continues round into the double aspect kitchen/dining room, which extends the full depth of the property, with limestone flooring throughout. The kitchen offers a beautifully crafted bespoke design with a range of wall and base units and granite worksurfaces fitted by Kitchen Makers of Sway. The kitchen incorporates a range of built-in appliances comprising a Neff steam oven, electric fan oven and plate warmer, Neff American style fridge freezer, Neff integrated dishwasher and a Neff induction hob with extractor fan above.

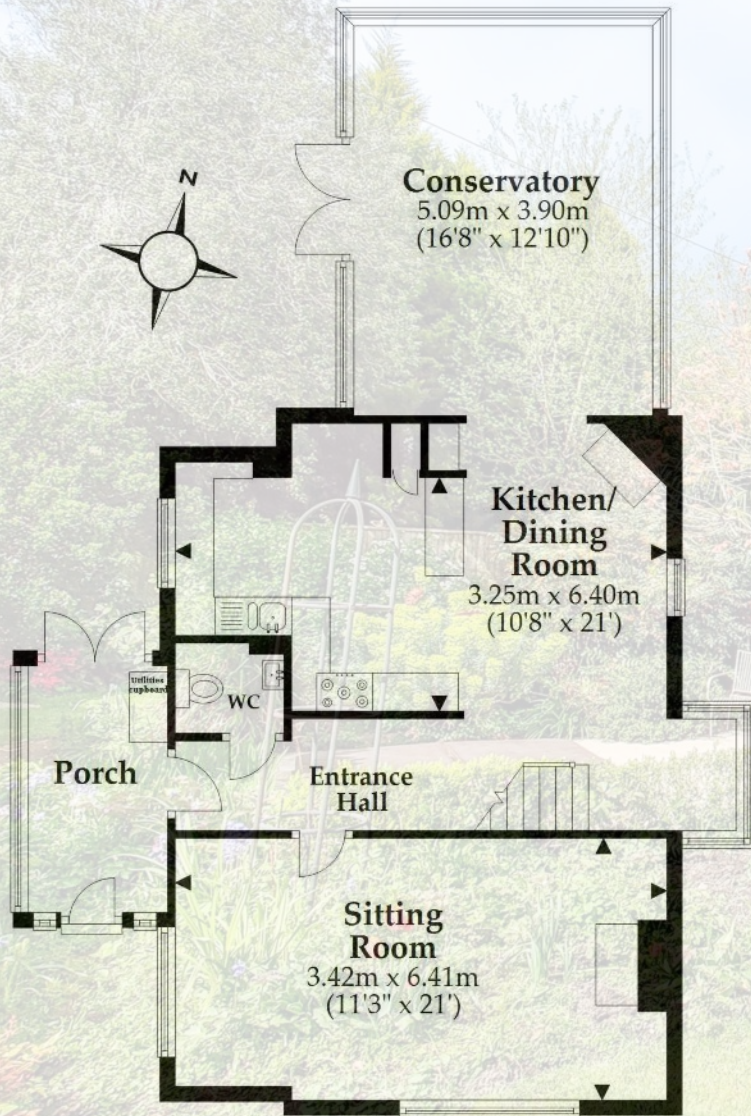
Within the dining area is a bespoke designed larder cupboard unit which has ventilated solid wood drawer units with mountable fitted baskets. Adjoining and open to the kitchen/dining room is a magnificent oak framed, triple aspect garden room with a pitched glazed roof, and full height windows and doors overlooking and opening out onto the rear terrace and garden.

£1,025,000



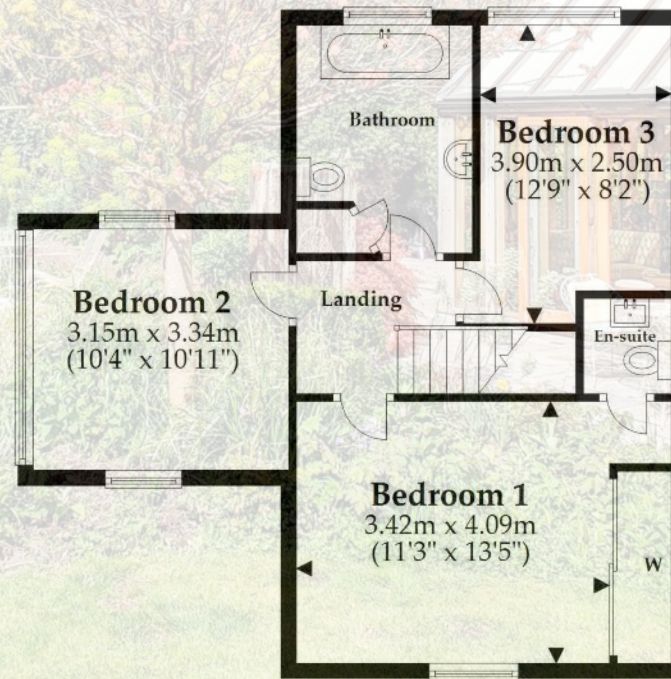
Ground Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



Outbuilding

Approx. 20.3 sq. metres (218.0 sq. feet)



Total area: approx. 154.4 sq. metres (1661.6 sq. feet)

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



The Property Continued...

The garden room benefits from a slate tiled floor and underfloor heating with an independent wall mounted thermostat and feature newly fitted remote retractable pinoleum roof blinds and a double fitted insect screen on the door.

To the first floor, a landing area offers access to a well-insulated roof space as well as the bedroom and bathroom accommodation. The master bedroom with ensuite WC and wash basin, a front aspect window and fitted wardrobes extending the full width of the room. Bedroom two is an attractive triple aspect room and features an oak framed apex style window with plantation shutters, two windows to front and rear and an oak beam with own lights. Bedroom three is fitted with a rear aspect window and a built-in storage cupboard/wardrobe.

The family bathroom is of a good size and has been tastefully modernised to offer a three piece bathroom suite.

Agents Note: The bath featured in the photo is not included but will be replaced with an alternative.



Grounds and Gardens

The property is approached via a private lane leading to newly fitted double gates with an adjacent pedestrian gate. The driveway provides off road parking for multiple vehicles as well as access to a detached timber framed garage set on a brick foundation. The garage is equipped with a remote electric roller door and benefits from power and light. Internally, there is a separate meter for the solar panels, as well as an open store area. Set alongside the garage are a further two timber wood store shelters.

The front garden is well screened by established hedgerow borders and laid to slate paddle stones with well stocked flower and shrub beds. There are two accesses either side of the property one via a small slate bed pathway and the other alongside the porch and side garden. The main garden area has been beautifully landscaped with shaped lawns retained by railway sleepers and colourful flora and small tree borders. A raised decked terrace area is a millboard composite decking which features a centre piece deep sunken hot tub offering a wonderful vantage point to sit and enjoy the delights of the garden. Set in the far corner of the plot is an outside storage shed and the whole garden benefits from remote lighting.

Agents Note: The hot tub is subject to separate negotiation.



The Situation

Coach Hill Lane is 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 approximately 90 minutes.) The market town of Ringwood is but a short drive away (5 miles). The larger hopping 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, head out on the Ringwood Road for approximately one mile, after the final passing point, just before the road bears to the left, turn into Coach Hill Lane which sits on the bend. Proceed for approximately 100 metres and turn left into the gravel track which forks back to the main road. The property will then be found, the first on your right hand side.

Services

All mains services are connected to the property

Energy Performance Rating: C

Tenure: Freehold





Tucked away in the lee of wooded slopes, Burley offers a perpetual feeling of having escaped from everyday life and being 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 Manor Hotel	0.9 miles
Forest Leisure Cycling	1.0 miles
The Burley Inn	1.0 miles
New Forest Cider	1.1 miles
The White Buck	1.7 miles
The Pig Restaurant	7.1 miles
Lime Wood House Hotel	7.2 miles
Moyles Court School	3.6 miles
Brockenhurst Tertiary College	6.5 miles
Brockenhurst Mainline Railway Station	6.4 miles

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:

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