



Fernlea Paddock

Coach Hill Lane, Burley BH24 4HN

SPENCERS
NEW FOREST





FERNLEA PADDOCK

COACH HILL LANE • BURLEY

A charming four-bedroom family home situated in a highly sought-after location, just a stone's throw away from the open forest. This property boasts well-appointed accommodation, a delightful garden, stables, and a 1.2-acre paddock located just down the road.

£1,175,000



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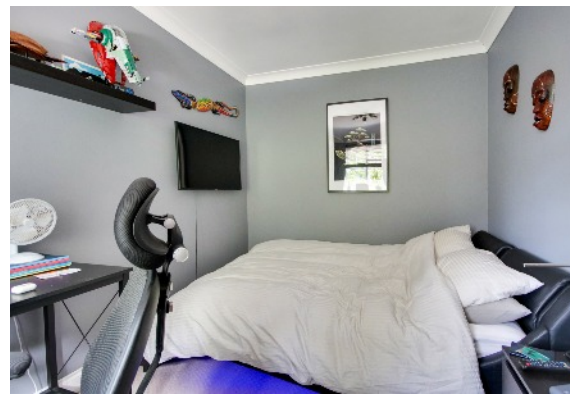


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The Property

The current owners have completely renovated the property over the past eight years, transforming it into a wonderful family home. You enter through an enclosed porch into a spacious entrance hall, which houses the stairs and provides access to all principal rooms on this level. The sitting room is a delightful space with triple-aspect views and doors leading to the rear terrace and garden beyond. This room also features a brick fireplace with an open fire. Adjacent to the sitting room is the fully fitted kitchen, which overlooks the rear garden and provides access to the utility room and rear porch. The rear porch also provides access to a downstairs cloakroom and the rear garden.

Additionally, on this level is an office space that could also serve as a dining room. This room flows seamlessly into a garden room featuring a large bay window that allows an abundance of natural light and double glass doors leading to the garden.

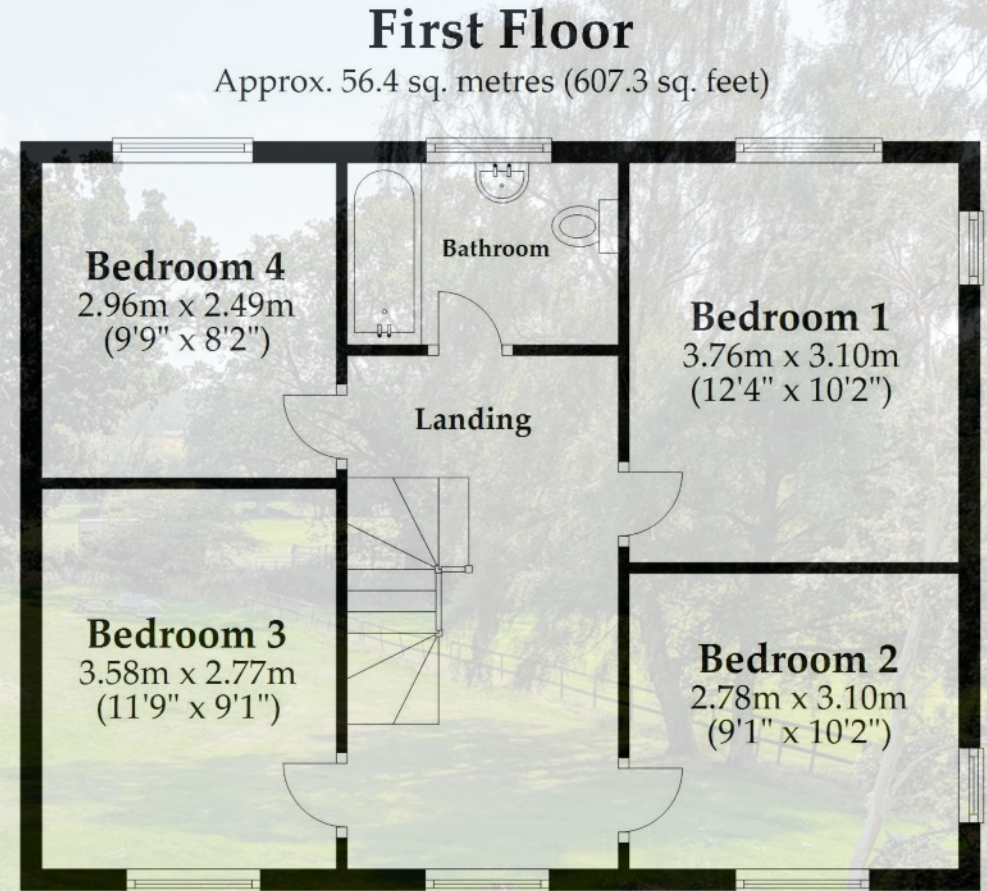
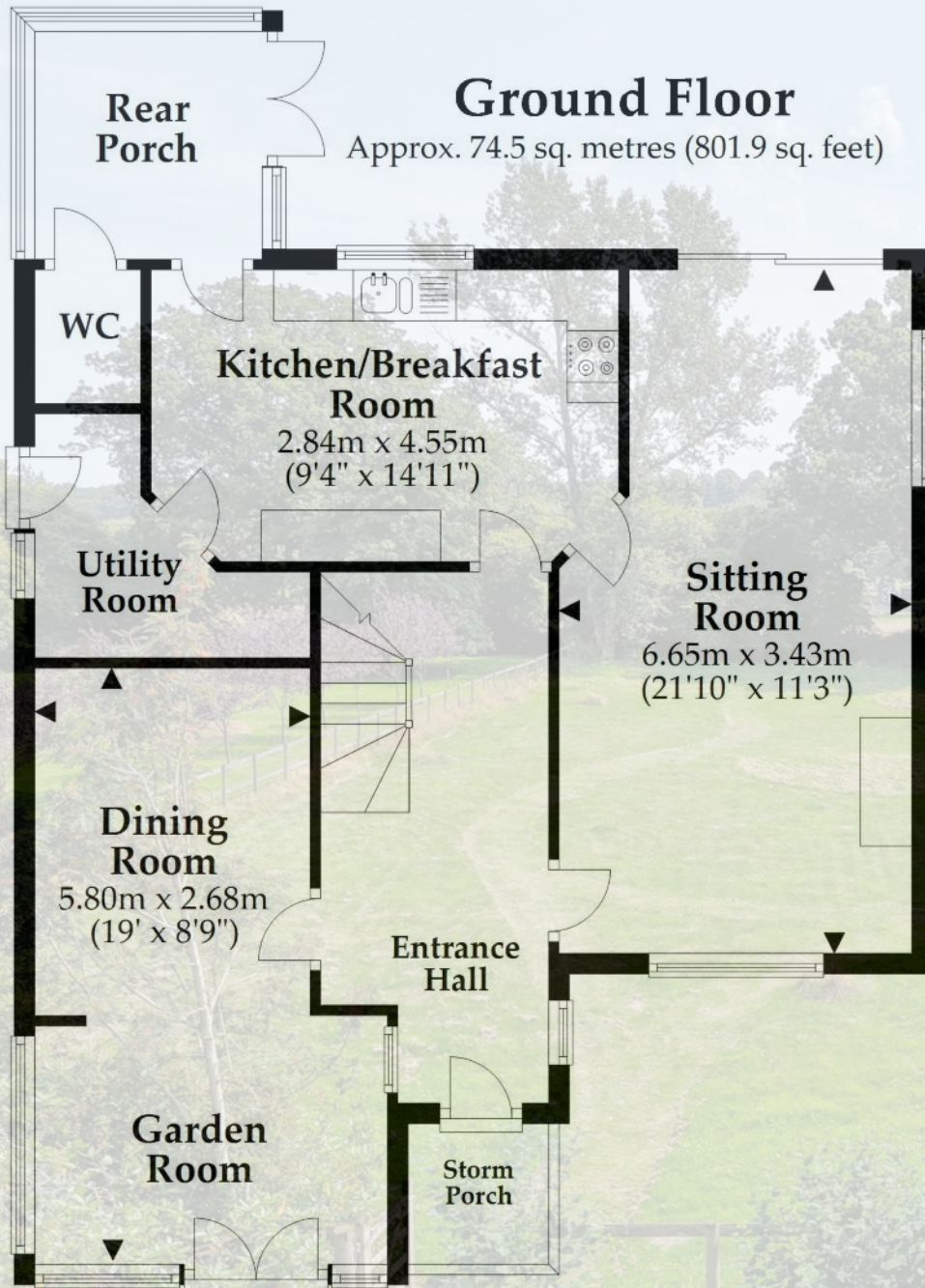
On the first floor, a spacious landing provides access to all rooms. There are four generously sized double bedrooms, one of which is currently utilized as a dressing room offering ample storage. The master bedroom enjoys views over the beautiful rear garden and the paddocks beyond. All bedrooms are served by a family bathroom, which includes a fitted bath, shower cubicle, hand basin, and low-level WC.

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.

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 130.9 sq. metres (1409.2 sq. feet)

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



Grounds & Gardens

To the front of the property, which is accessed via a pedestrian gate off Coach Hill Lane, the area is laid to shingle, featuring several raised plant beds ideal for growing fruits and vegetables, as well as a seating area perfect for al fresco dining. The garden wraps around both sides of the property, leading to the rear garden. Access to the rear can be gained through large double wooden gates that open onto a shingle driveway, providing ample parking for multiple vehicles. There is also a detached brick-built double garage with electricity. Additionally, there are three wooden stables and a hard-standing area enclosed by post-and-rail fencing.

The rear garden is mainly laid to a level lawn, interspersed with mature trees and plant beds, with a shingle pathway leading to the rear porch. Located down the road is an additional 1.2 acres of paddock land, currently used for grazing it features a timber corral, field shelter and a water supply and benefits from great hacking routes across the forest.



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.



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.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: E Current: 45 E Potential: 73 C

Services: All mains services connected

Heating: Gas central heating

Property Type: Detached

Property Construction: Brick elevations and slate roof

Parking: Double garage and driveway

Broadband: FFTP Ultra fast broadband speeds up to 1000 Mbps available at the property (Ofcom)

Mobile signal: No known issues please check with your provider for further clarity



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 right on to a gravel track, the property will be the first one on the right through the large wooden gates.



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

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