



19 Warnes Lane

Burley, Ringwood, BH24 4EH

SPENCERS
NEW FOREST





No Chain - A three-bedroom end of terrace family home which offers a pleasant front and rear gardens as well as a gated off-road parking area

The Property

The property is accessed via a side door which leads into the main hallway, where you are met with stairs leading up to the first floor and access to a large utility room with W/C and a stable door giving further access to the side of the property.

Further access is provided from the hallway to the main living area which is made up of the kitchen along the front alcove of the house, providing base, wall and drawer units, an integrated cooker and space for an integrated dishwasher. The dining room sits alongside the kitchen and features a fireplace and flows into an extended sitting room, which sits at the rear, providing an abundance of natural light, views of the garden and access through French doors to the lawned area beyond. Set just to the side of the sitting room is an equally bright and airy study, providing an ideal space for a home office environment.

Carpeted stairs lead to the first floor, which offers three good-sized bedrooms which all benefit from an abundance of natural light and storage. Two of the double bedrooms are located at the rear of the property, overlooking the lovely garden with the third overlooking the front garden. A three-piece family bathroom completes the upstairs accommodation.

£479,950



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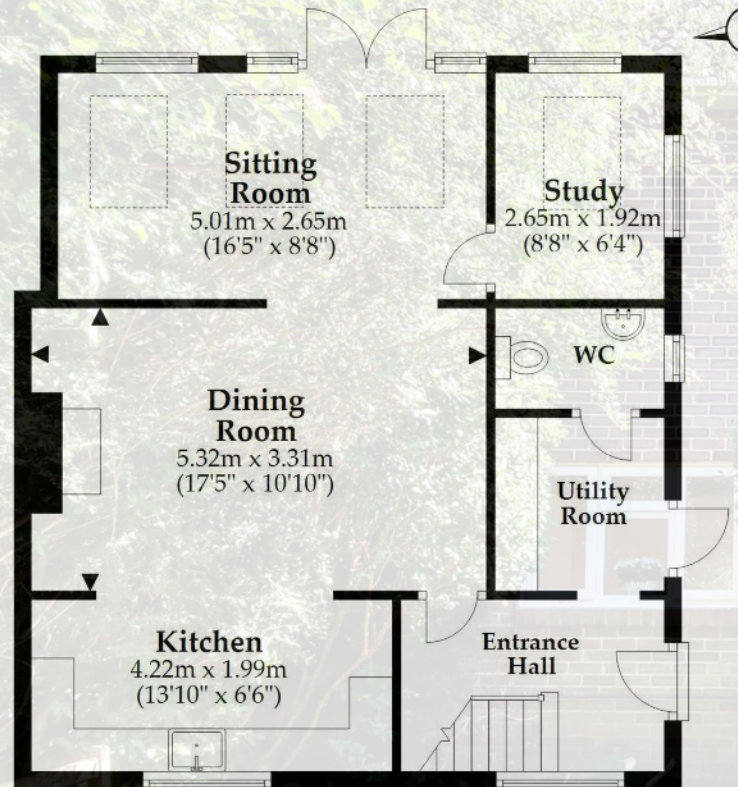


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FLOOR PLAN

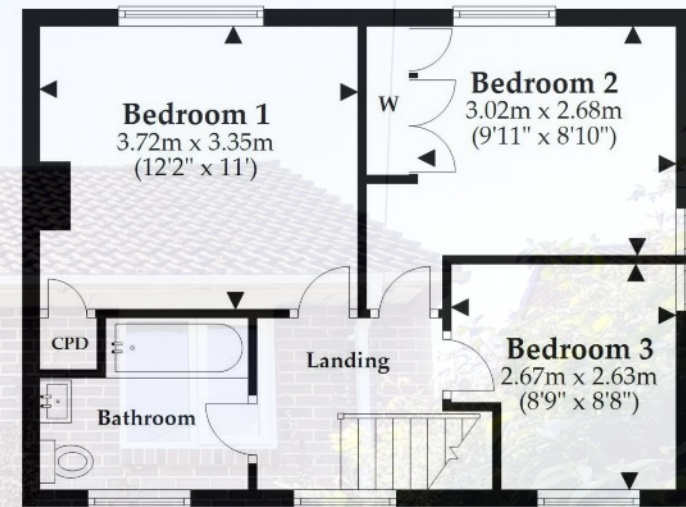
Ground Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



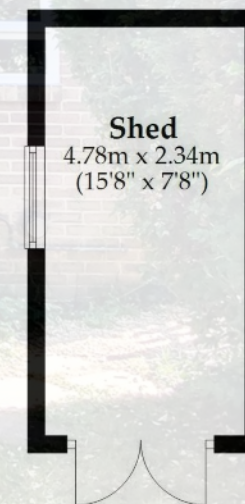
First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



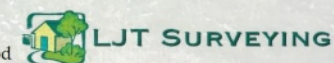
Outbuilding

Approx. 11.2 sq. metres (120.4 sq. feet)



Total area: approx. 111.2 sq. metres (1196.5 sq. feet)

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





Conveniently located within a short walk of the open forest and Burley village and its amenities

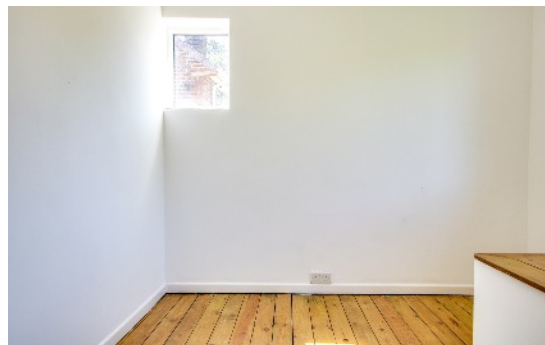
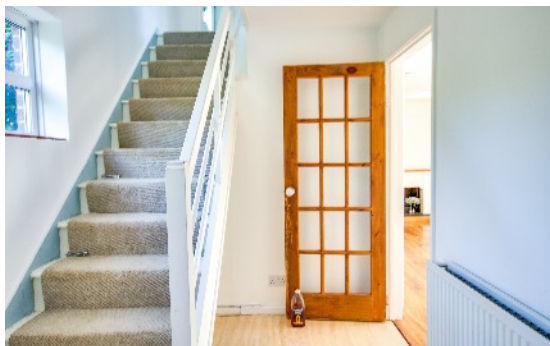
Grounds & Gardens

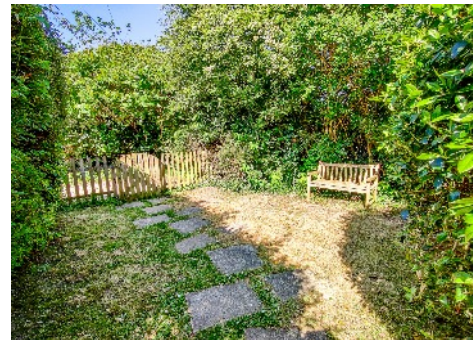
The property has two points of access, the first is a five bar wooden gate which provides off-road parking for a vehicle and has a wooden picket fence with pedestrian gate leading to a pretty front garden. The second point of access is a secure side gate which leads down the side of the property, giving access to the entrance door and the garden beyond. The entire front of the plot is bordered by a range of healthy hedging, allowing a fantastic feeling of peace and seclusion.

Further hedging follows the property line to the rear garden, providing a fantastic border. The rear garden is mostly laid to lawn with a small patio area just beyond the French doors and a garden shed situated in the corner. The garden has a southerly facing aspect and is also surrounded by further hedge-row and small trees, providing a great feel of peace and privacy.

Directions

From the centre of the village, turn right into Pound Lane. Take the fourth turning on the right into Warnes Lane. Proceed over the cattle grid and follow the road around the bend and the property can be found directly on your left-hand side.





The Situation

Warnes Lane is centrally 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 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: TBC

Council Tax Band: C

Tenure: Freehold

All mains services connected

New boiler fitted last year

Viewing

By prior appointment only with the vendors sole selling 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.



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

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

New Forest Cider	0.1 miles
Burley Primary School	0.5 miles
Burley Manor Hotel	0.6 miles
The White Buck	1.0 miles
Bransgore Primary School	3.4 miles
Brockenhurst Mainline Railway Station	5.9 miles
Brockenhurst Tertiary College	6.1 miles
The Pig Restaurant	6.7 miles
Lime Wood House Hotel	7.2 miles



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

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