



Burwood House

Dark Lane, Hinton, BH23 7EA

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BURWOOD HOUSE

DARK LANE • HINTON

A beautifully presented three bedroom semi-detached cottage, situated in a quiet rural location on the edge of The New Forest National Park. Burwood House has been sympathetically modernised to a high standard and offers contemporary country living combined with many modern luxuries. The property is further complimented by delightful, low maintenance south-westerly facing gardens and double garage.

Guide price: £725,000



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2



2





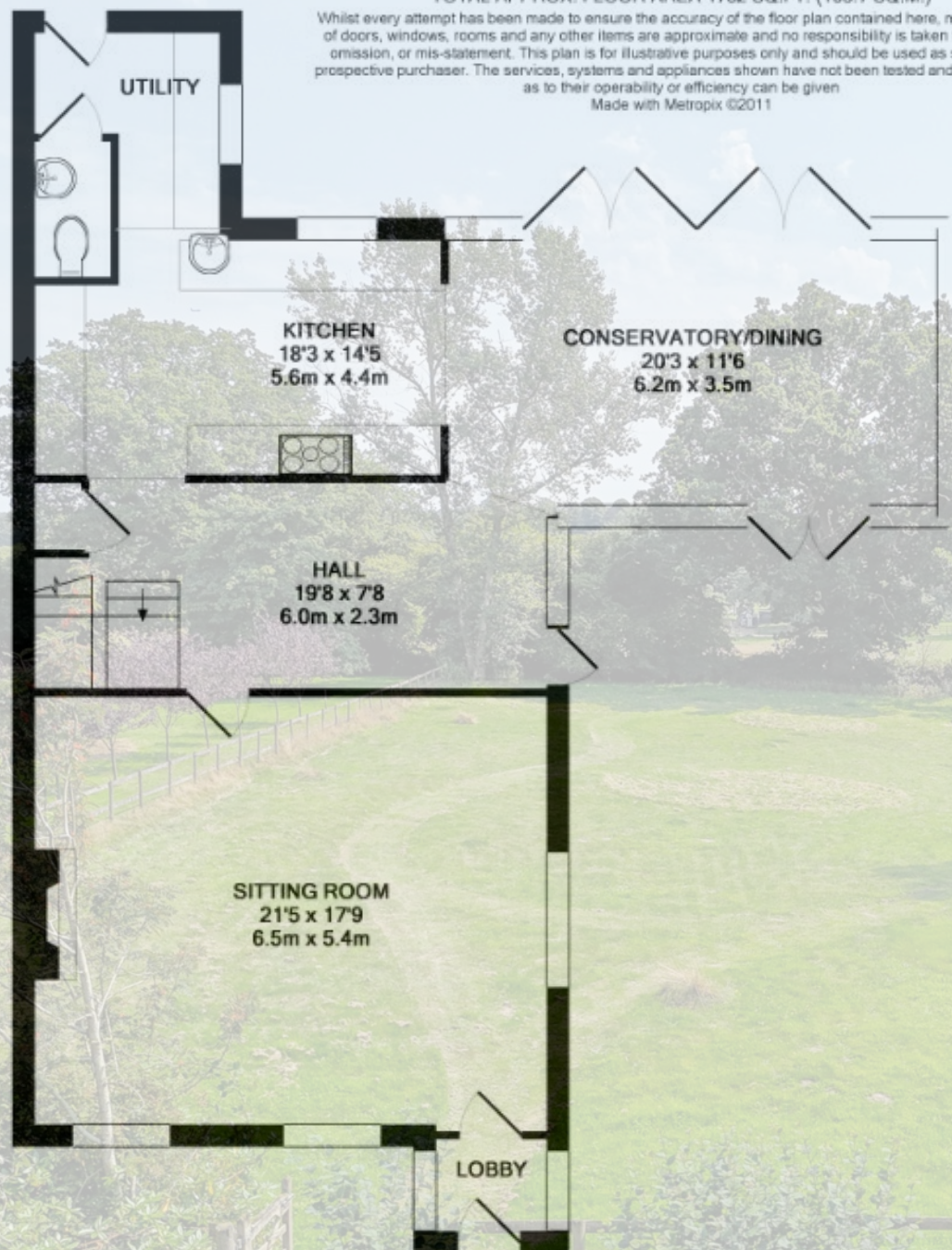
The Property

The solid oak front door leads to an entrance lobby and in turn to the sitting room with dual aspect double glazed windows overlooking the garden, inset fitted electric fire with contemporary raised fire surround and hearth. A door leads to the inner hall which has a door to the garden, stairs to the first floor with an understairs cupboard, access to the conservatory and to the kitchen, a luxurious designer kitchen by Mobalpa incorporating a range of quality appliances, mainly by Gaggenau, which includes a steam oven, a convector oven with food warmer below, sub-zero pull-out fridge and freezer with adjacent wine rack, wine cooler and built-in double dishwasher. Five ring stainless steel gas hob with extractor, twin integrated Miele fridges, integrated Miele washing machine and tumble dryer, built-in 'zip' tap providing chilled filter water and instant boiling water, ceramic tiled floor with underfloor heating, a large larder unit housing the gas fired boiler for central heating and hot water, a door to the rear terrace and garden and a door to the cloakroom with low level W.C. and basin in vanity unit. From the kitchen a wide arch leads to the conservatory/dining room constructed of powder coated aluminium with fully glazed 'K' double glazed clear glass roof and bi-fold doors leading to the garden.

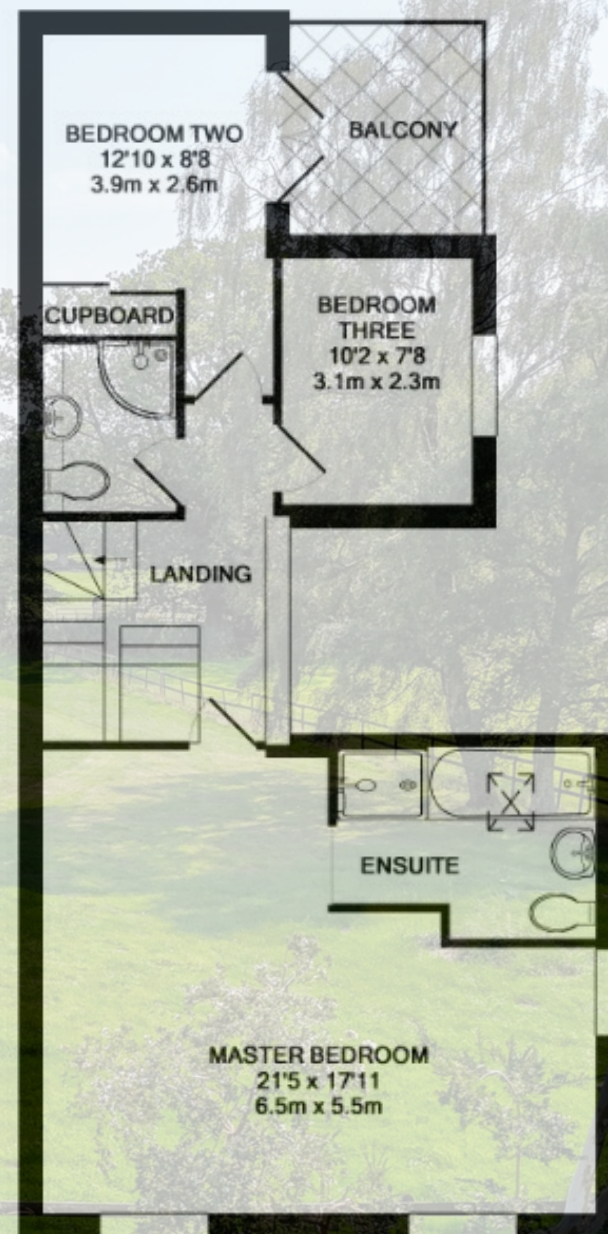
On the first floor are three bedrooms, the first with a vaulted ceiling and exposed beams, windows to front and side, triple built-in wardrobes with sliding doors and an ensuite comprising a panelled bath, close coupled W.C, basin unit, walk-in shower cubicle with glazed sliding door and a Velux window. Bedroom two has built-in wardrobes and doors out to a balcony, enjoying views over the gardens. Bedroom three also has a window overlooking the gardens and the family shower room has a low level W.C, wash hand basin in vanity and walk-in shower cubicle with glazed sliding doors.

TOTAL APPROX. FLOOR AREA 1762 SQ.FT. (163.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 1055 SQ.FT.
(98.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.7 SQ.M.)



Grounds & Gardens

Entering Burwood House onto a brick paviour driveway offering ample off-road parking for several vehicles and in turn leads to the double garage.

Burwood House is set in the most stunning location surrounded by beautiful gardens. The landscaping of the formal gardens is superb allowing 'al fresco' entertaining areas with views over the gardens and adjoining grounds. There is a large area of flag stoned patio with adjacent flower and shrub borders with a water feature, a hardwood garden Chalet with light and power, a separate barbeque area under the Sun-Deck and Pergola. At the side of the house is the formal lawn with inset illumination for the various displayed shrubs and trees. The garage measures 19' x 18'2" and has a pitched roof, electronically operated 'up and over' roller door, power, light and water supply and a personal door to garden. The property also benefits from the fantastic potential to continue leasing the adjoining one acre paddock and stable block from Merrick Estate.



Additional Information

Tenure: Freehold

Energy Performance Rating: G Current: 9 G Potential: 36 F

Council Tax Band: F

Property Type: Semi-Detached

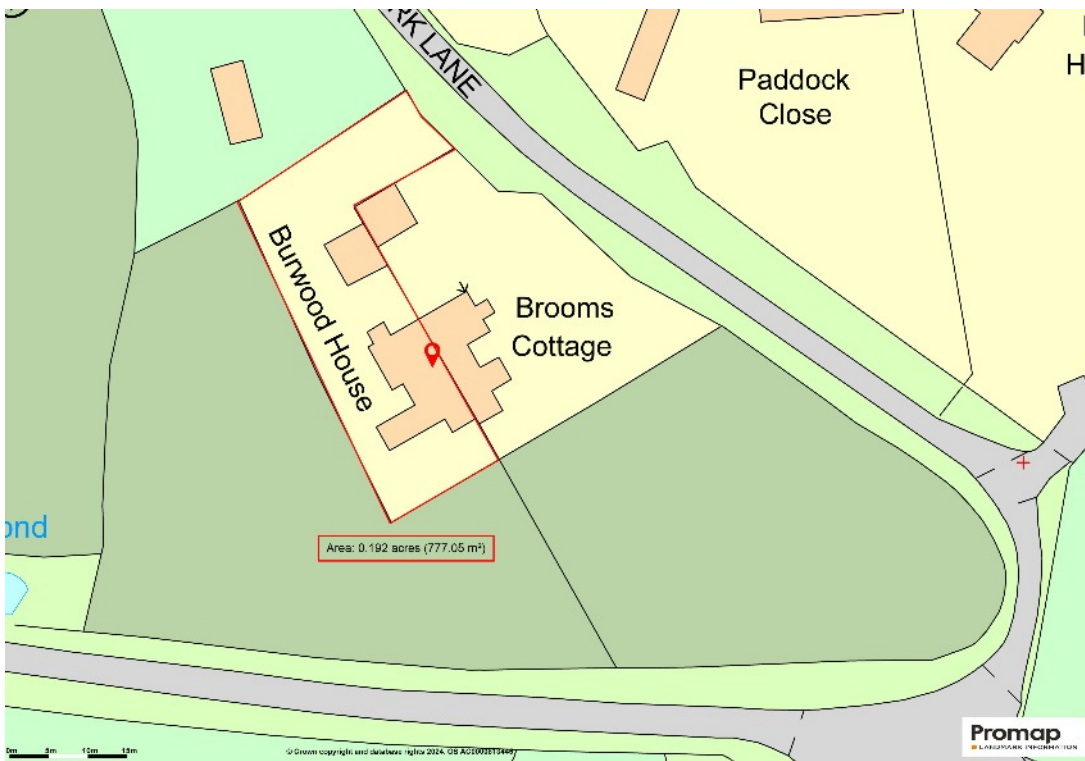
Utilities: LPG Gas central heating, private drainage. All other mains services are connected.

Parking: Private driveway and garage

Broadband: Cable Broadband, Mobile - Via 4G network to provide Internet to the property. Highest available download speeds up to 11 Mbps available at the property (Ofcom)

Mobile Signal /Coverage: No known issues, buyer to check with their own provider





The Situation

The property is situated on the edge on the New Forest National Park and within close proximity to the beaches of Highcliffe and larger shopping town of Christchurch. Good nearby road and train links provide easy access to Bournemouth, Southampton and London.

Directions

From Burley proceed south turning right on to the A35 at Holmsley. Proceed towards Christchurch for approximately 2 1/2 miles, turning left onto the B3055 opposite 'Dream Design'. Turn right into Dark Lane at the sharp bend and the property will be found after a short distance on the right.

Agents Note

A one acre adjoining paddock and stable block may be available to rent as per current agreement. Paddock featured in agents details.

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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