



Long Mead

*Shappen Hill Lane, Burley, Ringwood, BH24 4EP*

SPENCERS  
NEW FOREST









*Situated in a sought after location lies this three/four bedroom detached property only a short walk away from the centre of Burley and the open forest*

## The Property

The covered front porch with timber front door leads to the entrance hall with stairs leading to the first floor and doors to bedroom four/study, with a window to the front elevation and to the dining room, which has French style doors opening onto the rear terrace and a half round feature window to the side.

An archway leads from the dining room into the spectacular sitting room with a vaulted ceiling with exposed wooden trusses and roof timbers of New Forest oak. Further to this is a spectacular full height window and double doors overlooking the rear garden, maple wood flooring with underfloor heating, and features a fireplace with wood burning stove with exposed brick hearth. This room is also wired in each four corners for Hi-Fi speakers. There are three half round windows to the sides and a window to the front making this a delightfully bright room with an abundance of natural light.

From the dining room a door leads through to the modern kitchen with under-floor heating, and fully fitted high and low level units. The property also benefits from a range of kitchen appliances including oven, second oven, microwave, dishwasher, electric hob and extractor fan. A door leads to the rear entrance lobby which provides access to the rear garden and drive, a cloakroom and a separate utility room with sink, storage units and space and plumbing for kitchen appliances.

To the first floor there are two bedrooms, one of which is the good sized master which has fitted wardrobes and views over the front and rear garden. Bedroom two has a window to the front. The family bathroom was refurbished to a high standard in November 2023 and is made up of a WC, enclosed bath, separate shower cubicle and vanity wash hand basin with storage below. A further staircase leads up to the second floor where there is a further attic bedroom with dual aspect dormer windows overlooking front and rear gardens.

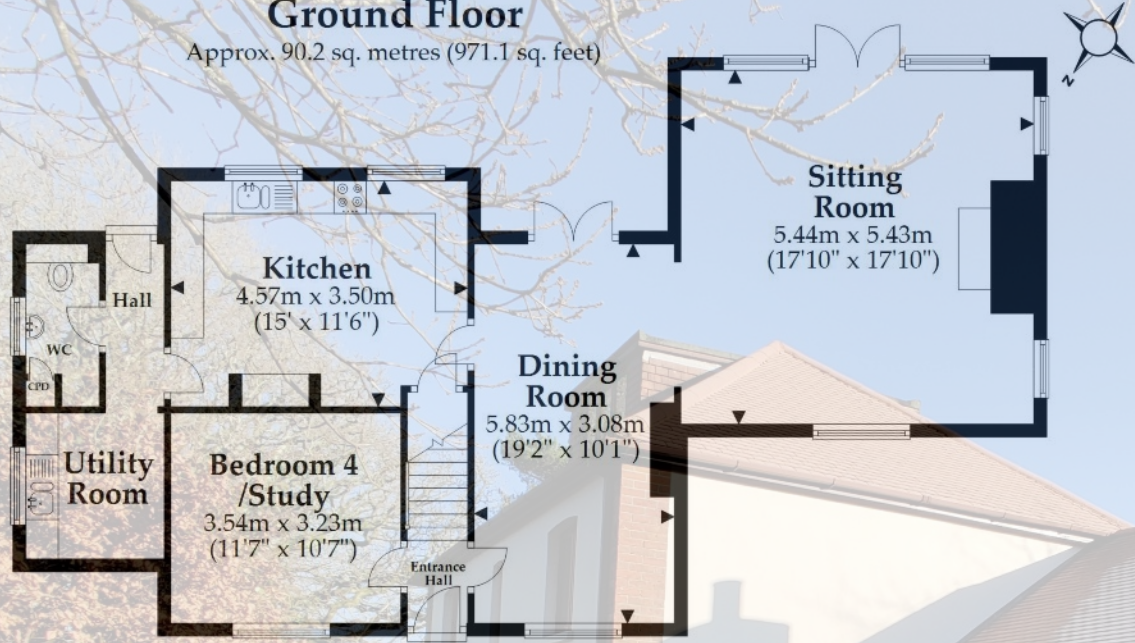




FLOOR PLAN

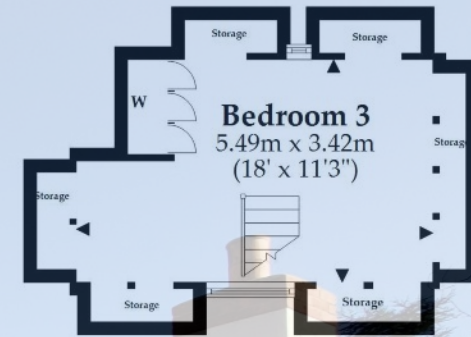
**Ground Floor**

Approx. 90.2 sq. metres (971.1 sq. feet)



**Second Floor**

Approx. 24.2 sq. metres (260.2 sq. feet)



**Garage**

Approx. 55.3 sq. metres (594.9 sq. feet)



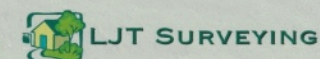
**First Floor**

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 214.7 sq. metres (2311.3 sq. feet)

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







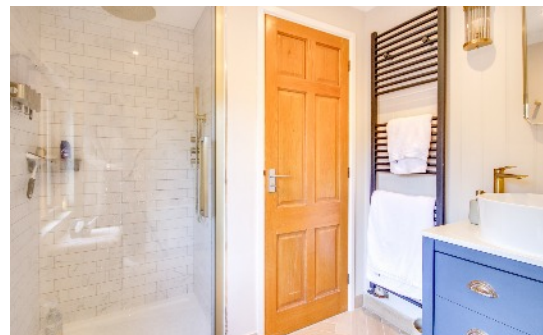
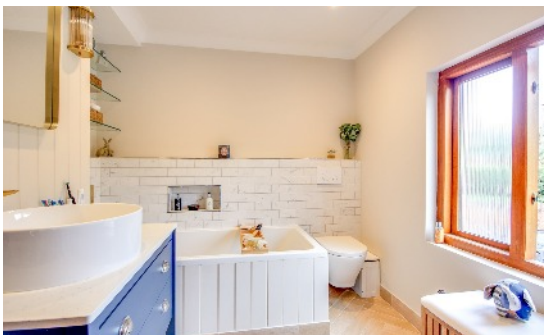
*This property provides bright and spacious accommodation and benefits from a private garden enjoying a delightful southerly aspect and, in all, extending to around half an acre of glorious grounds*

## Grounds & Gardens

Entering into the property over a cattle grid into the rear garden where there is ample off road parking for four cars and access to the double garage.

Immediately to the rear of the property is a delightful, 'Tuscany' sandstone patio with inset edge lighting, with adjacent raised planters containing specimen trees. The delightful private garden to the rear, extending to almost half an acre, are laid largely to lawn surrounded by mature hedges and fencing and interspersed with mature trees.

The front garden is access by a picket gate into a paved path that leads to the front door, the remaining front garden is mainly laid to level lawn and sweeps around the property to the rear garden.



**£1,100,000**



2



4



1







## The Situation

Long Mead lies about half 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 Brockenhurst with its mainline railway station (8 miles, Waterloo 90 minutes.) 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 easily accessible.

## Directions

From our office in the village turn at the war memorial into Pound Lane. Continue along for about 1/4 of a mile and Long Mead will be found on the left hand side.

## Services

Energy Performance Rating: D Current: 63 D Potential 75 C

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

## Viewing

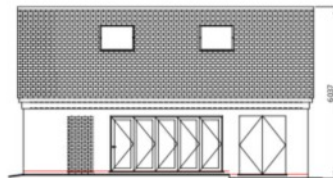
By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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.

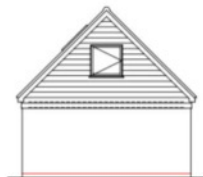




PROPOSED FRONT (NW) ELEVATION



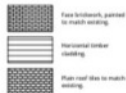
PROPOSED SIDE (SW) ELEVATION



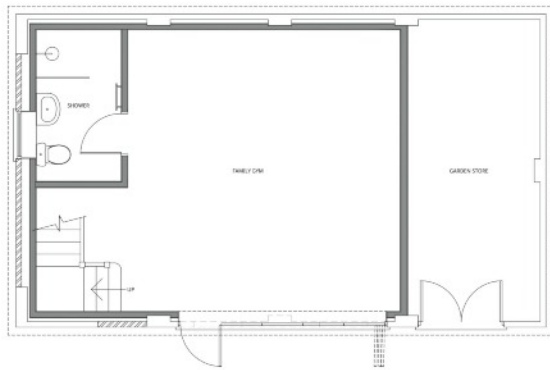
PROPOSED REAR (SE) ELEVATION



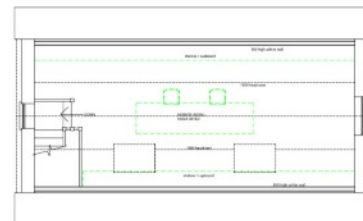
PROPOSED SIDE (NE) ELEVATION



<b>Jus</b> <b>ex</b> <b>ensio</b> <b>pla</b>	18 Woodhouse Avenue New Milton, B25 1LJ	Project: Langford	Drawing Number: <b>1314/POS</b>	Date: 11/08/2024
	Tel: 01429 413000 www.jusensio.com	Site: Roper Hill Lane Burley, B24 4EP	Drawing Title: Proposed Elevations	Scale: 1:100 @ A3 Day 2/22



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



<b>Jus</b> <b>ex</b> <b>ensio</b> <b>pla</b>	18 Woodhouse Avenue New Milton, B25 1LJ	Project: Langford	Drawing Number: <b>1314/PO4</b>	Date: 11/08/2024
	Tel: 01429 413000 www.jusensio.com	Site: Roper Hill Lane Burley, B24 4EP	Drawing Title: Proposed Ground Floor Plan	Scale: 1:100 @ A3 Day 2/22



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## Approved Planning Permission

Plans have been approved for the conversion of the garage into a Hobby Room/Home Office, with alterations being made to the roof to facilitate this.

## 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 Primary School	0.3 miles
Burley Manor Hotel	0.5 miles
Burley Golf Club	0.6 miles
The White Buck	0.9 miles
Twin Oaks Medical Centre	3.3 miles
Brockenhurst Tertiary College	5.9 miles
Sway Mainline Railway Station	4.9 miles
Brockenhurst Mainline Railway Station	5.7 miles
The Pig Restaurant	6.6 miles





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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersnewforest.com](mailto:burley@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)