



Red Oaks

Lyndhurst Road, Burley, Ringwood, BH24 4HW

SPENCERS
NEW FOREST



RED OAKS

BURLEY • NEW FOREST

A unique opportunity to acquire this delightful New Forest residence, enjoying stunning country gardens and a paddock, totaling approximately 3 acres. Situated on the edge of the village a mere stone's throw from the open forest and enjoying open countryside views to the rear, this exceptional property is presented to an incredibly high standard and also benefits from stables and a large garage complex incorporating a two-room studio complete with shower room and utility.

£1,850,000





The Property

A solid timber front door with glazed side panels leads to the entrance hall with attractive tiled floor with wooden inlay, a turning staircase to the first floor overlooking a galleried landing, large under stairs storage cupboard and half glazed doors leading through to the main reception areas. In the entrance hall a door gives access to the cloakroom with WC and wash hand basin in vanity unit with window to the front and a further door leads to bedroom three/study which has windows to the front aspect.

The main reception area is designed in an open plan manner to make the most of the southerly aspect, views and the large terrace which stretched the length of the house. The sitting-room has a Clearview wood burner, windows to front, side and double French doors leading to the terrace and gardens beyond.

Leading from the sitting room is a small library or seating area with double doors opening on to the southerly facing terrace. This in turn leads to a dining area / seating area with tiled floor and two sets of double glazed doors leading into the conservatory.

The Orangery is glazed to three sides with double doors and a single door. It also has under floor heating and a thermally insulated roof.

The kitchen has a full range of built-in units both high and low level, an Aga, dishwasher and American style fridge / freezer. Windows look out over the garden and fields and there is a side door to the garden.

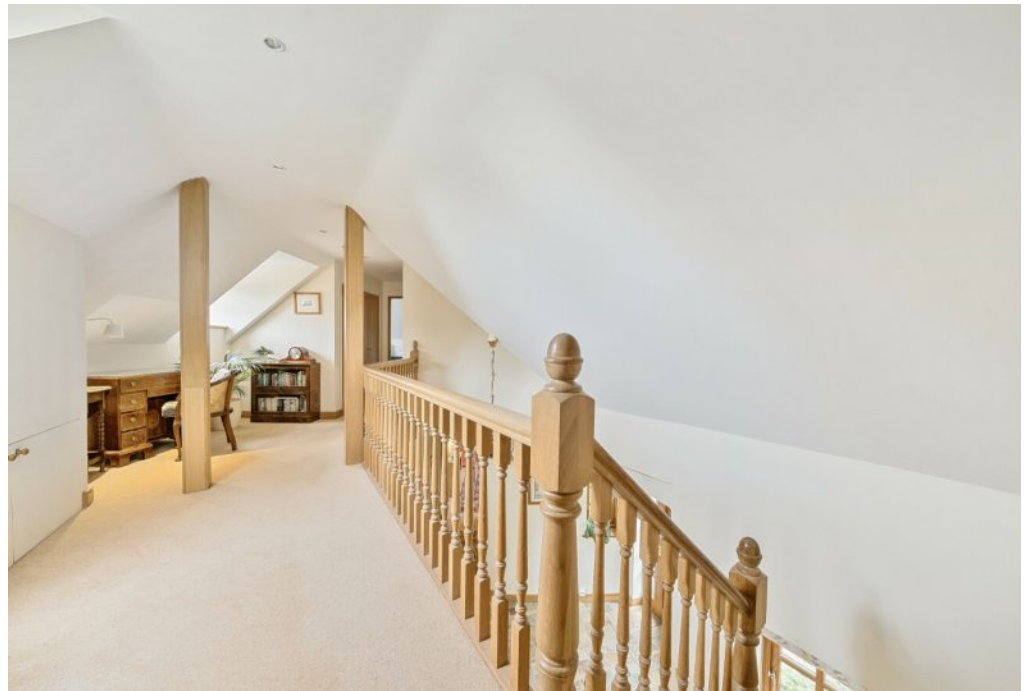
Off the galleried landing are spacious wardrobes / cupboards and a walk-in airing cupboard. The master bedroom which overlooks the gardens to the rear has a range of built in wardrobes and air conditioning. The en-suite bathroom has a bath, basin, low level wc and shower. Bedroom 2 also enjoys views over the gardens and fields and has air conditioning and en-suite bathroom with bath, separate shower, basin and wc.





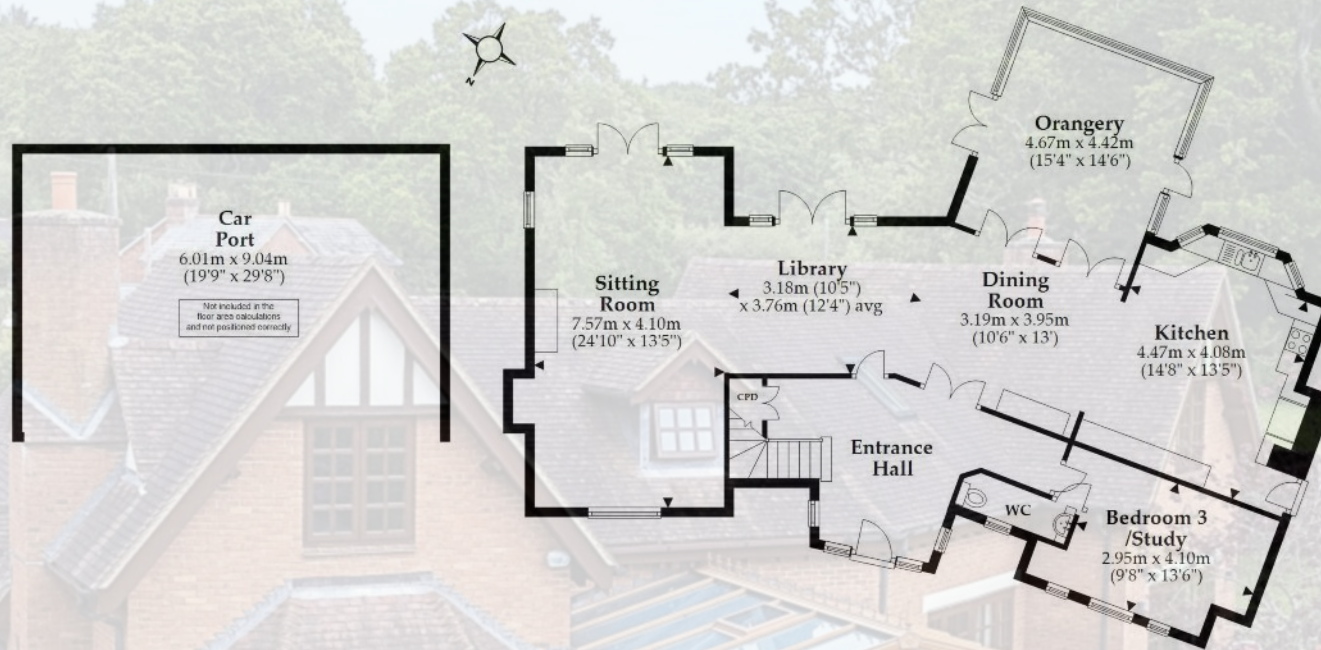






Ground Floor

Approx. 134.0 sq. metres (1442.8 sq. feet)



First Floor

Approx. 86.6 sq. metres (931.8 sq. feet)



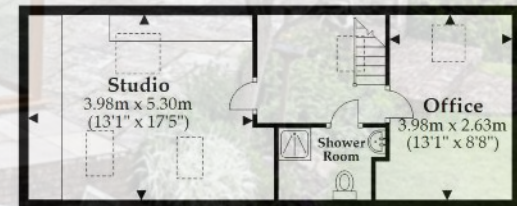
Outbuilding Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Outbuilding First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 310.9 sq. metres (3347.0 sq. feet)

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



Grounds & Gardens

The property is approached by electric double gates leading to a graveled driveway with turning area and parking for 6 cars. There is a further graveled area with a three bay car port, two stables and space for further parking. To the front of the house there is also the garage block with two sets of electric doors, a gardeners wc and an attached garden equipment storage area. From the covered area a door leads into utility area with stairs to the first floor. On the first floor there is a large, light and airy room with Velux windows which could be used for a studio, additional guest accommodation, gym. There is also a shower room and the second room which could be used for an office.

The garden which is laid mainly to lawn, enjoys a lovely open south facing aspect over its own paddock and adjacent fields. There is also a pond, herbaceous borders and a wisteria covered pergola. In total the land extends to approximately 3 acres.



Directions

From our office in the village, proceed along Chapel Lane for approximately one mile. On crossing the second bridge the property will be found immediately on your right-hand side.



The Situation

Red Oaks lies about three quarters of 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 nearby Burley and 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: C

Council Tax Band: G

Tenure: Freehold

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.



Tucked away in the lee of wooded slopes Burley has a perpetual feeling of having escaped and that you are 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 Golf Club	0.7 miles
The White Buck	0.8 miles
Burley Manor Hotel	0.8 miles
Burley Primary School	0.9 miles
Brockenhurst Mainline Railway Station	4.9 miles
Brockenhurst Tertiary College	5.0 miles
Ballard Private School	5.3 Miles
The Pig Restaurant	5.8 miles
Lime Wood House Hotel	5.9 miles





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

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