Pound Mead

Pound Lane, Burley, Ringwood, BH24 4EE

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POUND MEAD

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A wonderful four-bedroom detached family residence set within a generous plot of approximately 0.57 acres, made up of stunning south-facing, manicured gardens. The property offers well-appointed accommodation, off-road parking and is located within walking distance of Burley village and amenities.

£1,725,000

The Property

Access is gained into the property via a covered porch, leading into a large bright and airy main entrance hall with stairs leading to a first-floor galleried landing with an impressive, full height stain glass window. From the entrance hall, access is provided into a large double aspect kitchen/breakfast room, which has wooden flooring throughout. The kitchen offers base, wall and drawer shaker style units, which incorporate integrated appliances and a free-standing gas Range cooker and double sink. A central island provides additional workspace and storage units; this leads into a good-sized breakfast area with sliding doors leading onto the rear terrace area. Adjoining the breakfast area is a useful utility room with ample additional storage and an internal door leading into the garage, which incorporates a workshop area and parking.

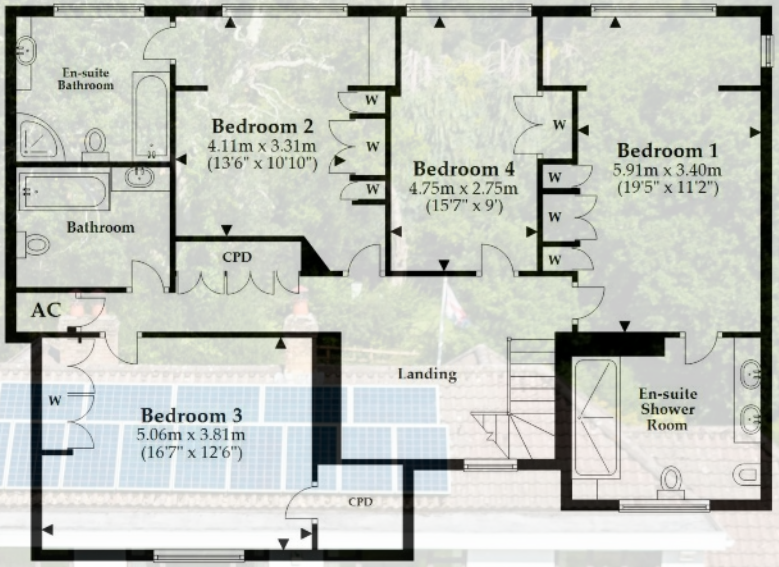
Alongside the kitchen, is a well-placed dining room with a feature fireplace with Purbeck stone, a polished granite hearth and an inset log burner, this room is an ideal entertaining space. The sitting room sits just beyond the dining room and offers double aspect views over the garden, French doors leading to a covered patio area and a log burner, encased by local Purbeck stone with polished granite hearth. Leading under the staircase, there is a study, which would make an ideal home working environment and a lovely conservatory. The downstairs accommodation is completed by a downstairs WC, set off from the main hallway.

The staircase rises to a stunning and open galleried landing, where all bedroom accommodation can be accessed. The principal bedroom offers double aspect views over the beautiful garden, built-in wardrobe space and a large ensuite shower room. Bedroom two also benefits from built-in wardrobes, views over the garden and ensuite with a four-piece suite. The remaining two double bedrooms offer fantastic bright and airy space with plentiful built-in storage, they are both serviced by the family bathroom. The first floor is completed with an abundance of hallway cupboard space, meaning that this home is not short of storage.

4 4 3

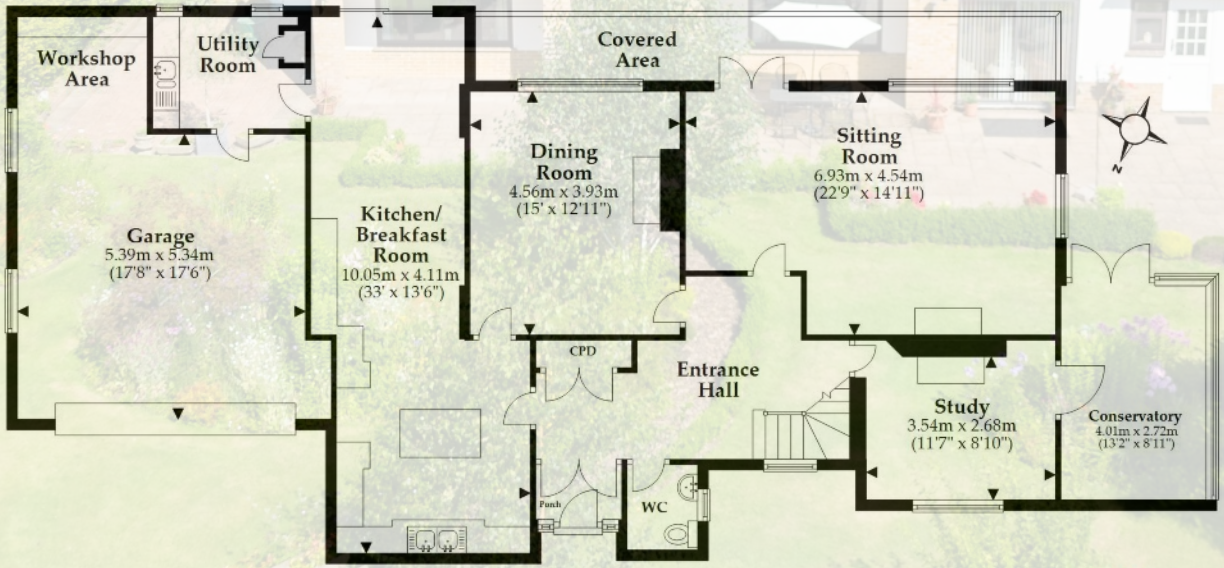
First Floor

Approx. 127.2 sq. metres (1369.5 sq. feet)



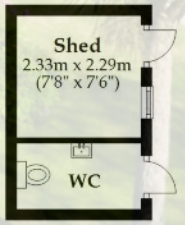
Ground Floor

Approx. 166.5 sq. metres (1792.3 sq. feet)



Outbuilding

Approx. 8.5 sq. metres (91.0 sq. feet)



Total area: approx. 302.2 sq. metres (3252.8 sq. feet)

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

LJT SURVEYING

Grounds & Gardens

The property is approached via a wooden five-bar gate, bounded by a brick built front wall and cattle grid. Once through the gates, you are met with a gravel driveway, offering an abundance of off-road parking for numerous vehicles and two grassed lawns with small tress and planting either side of the driveway. There is side access to both sides of the house, leading to the rear garden and patio area which spans the width of the house and has various access points into the property.

The garden is laid to lawn and has been meticulously designed and landscaped by the current owners. A winding stone pathway divides the garden through the middle, giving you lovely grass areas on either side which are host to a broad variety of plants, trees and shrubbery. The garden is bordered by large trees and hedgerow giving the plot the ultimate feel of privacy, peace, seclusion and tranquillity.

Further benefits include a useful shed with WC, green house and wooden planters ideal for vegetables.

Agents Note

- The property also benefits from Commoners Rights of Pasture
- A separate plot of land on Ringwood Road, Burley is available by separate negotiation - the plot amounts to 2.539 acres and includes four block built stables, electricity and water supply and Commoners Rights. There is nearby access to the open forest via Honey Lane

Directions

From our office in the village proceed into Pound Lane by the War Memorial. Continue along and the property will be found after approximately ¼ of a mile on the left hand side.

The Situation

Pound Mead is centrally located in arguably, one of the most beautiful and sought after villages in The New Forest and within the National Park. Burley has a local primary school, good local amenities, pubs, restaurants, a Church, village hall and golf course. The property is less than a ten minute walk from both the village centre and the open forest and is 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 both easily accessible.

Services

Energy Performance Rating: C
Council Tax Band: H
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 fitments, 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 Primary School	0.6 miles
Burley Manor Hotel	0.7 miles
Burley Golf Club	0.8 miles
The White Buck	1.5 miles
Ballard Private School	6.7 Miles
Brockenhurst Mainline Railway Station	7.8 miles
Brockenhurst Tertiary College	8.2 miles
The Pig Restaurant	8.8 miles
Lime Wood House Hotel	9.3 miles

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

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