



Park Lodge

Ringwood Road, Burley, Ringwood, BH24 4BS

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NEW FOREST



PARK LODGE

BURLEY • NEW FOREST

Located within the heart of this ever-popular New Forest village, sits this immaculately presented detached family home which has been fully updated and extended by the current owners. The property is positioned within a spacious plot of just under an acre and offers in excess of 3,600sqft of extremely versatile living accommodation, made up of the main house and a separate cottage/annexe with lovely views to the rear.

£2,250,000





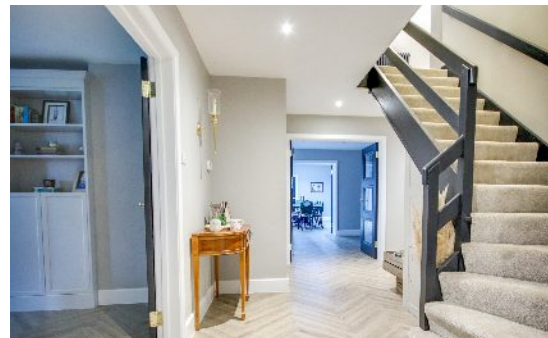




The Property

Access is provided via a solid wooden door, opening to the entrance hallway which is laid with LVT flooring throughout. Glass double doors lead into the lounge which is centred upon an original feature fireplace with an inset log burner, there is also an array of floor to ceiling units which span the whole length of one side as well as French doors which lead to garden.

The real hub of the home comes in the form of the stunning, bright and airy kitchen/breakfast room which benefits from a roof lantern, allowing for a flood of natural light, as well as double aspect views of the rear garden. The stunning, bespoke handmade kitchen is complemented by Quartz worksurfaces, a broad range of base, wall and drawer units and integrated appliances, which include two dishwashers, induction hob, fridge/freezer and double oven. Further benefits include a Kettle hot water tap, several large larder cupboards and a corner bench seat encircling the breakfast area which is situated adjacent to the French doors leading to garden.



Leading from the kitchen, a further set of double doors lead into an elegant formal dining room with three sets of French doors leading to a large external patio, this space is ideally suited for entertaining. Situated at the back of the room is a row of useful storage units, a wine cooler and floating glass shelves.

The utility room sits beyond the dining room and is fitted with additional storage units and has both space and plumbing for a washing machine and tumble dryer, as well as benefiting from a downstairs WC.



To the front of the property, is a beautifully decorated triple aspect sitting room, complimented by an original open fireplace; this room provides the ideal space for a snug or formal sitting room.

Bedrooms four and five are located on the ground floor, both of which are serviced by a Jack-and-Jill shower room.

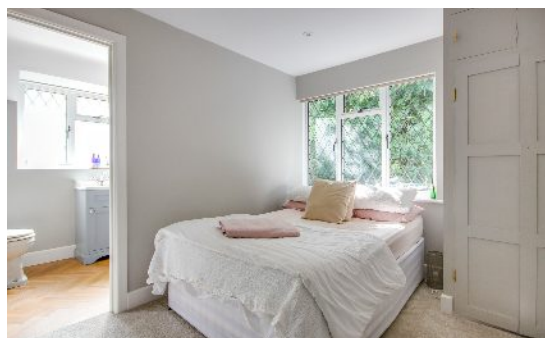


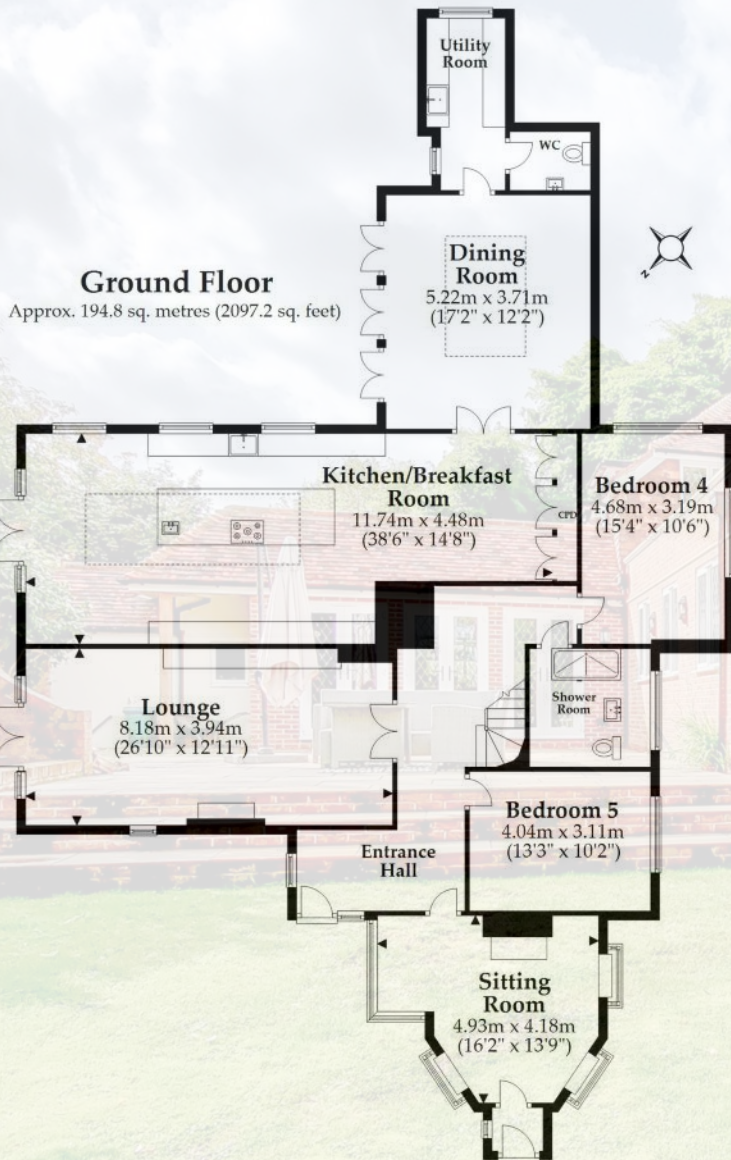
The Property Continued...

Stairs from the hallway lead to the first-floor landing, where there are three further double bedrooms.

The principal bedroom boasts a fantastic range of built-in wardrobes along one side of the room, a free-standing copper bath and an ensuite shower room. French doors from the bedroom lead out onto a lovely, decked balcony and cast-iron railings, providing spectacular, far-reaching views of the gardens and surrounding Burley Park.

The two further double bedrooms are serviced by a further Jack-and-Jill ensuite. The first-floor accommodation is completed by a large storage/airing cupboard which sits alongside the staircase.

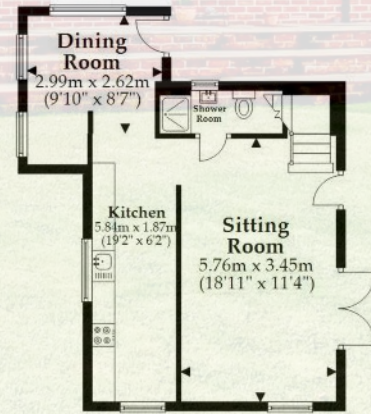




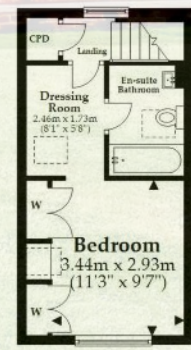
First Floor
Approx. 74.0 sq. metres (796.4 sq. feet)



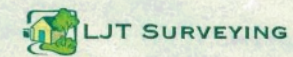
Annexe Ground Floor
Approx. 44.6 sq. metres (480.2 sq. feet)



Annexe First Floor
Approx. 24.7 sq. metres (265.8 sq. feet)



Total area: approx. 338.1 sq. metres (3639.7 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





The Cottage

A detached annexe provides the perfect opportunity for an Air BnB or alternatively, multi-generational use. The accommodation is split over two floors, the ground floor is made up of a sitting room with French doors opening onto the garden, a separate kitchen and a further dining room, which offers the flexibility to be used as a second bedroom as there is a shower room to this floor.

Stairs rise to the first-floor landing, leading into a large double bedroom with built-in wardrobe space, a separate dressing room area and an ensuite bathroom, with a three-piece suite.

The cottage benefits from a separate cottage garden which is mainly laid to lawn with flower borders, picket fencing and a private off-road parking area.

Services

Energy Performance Rating: C

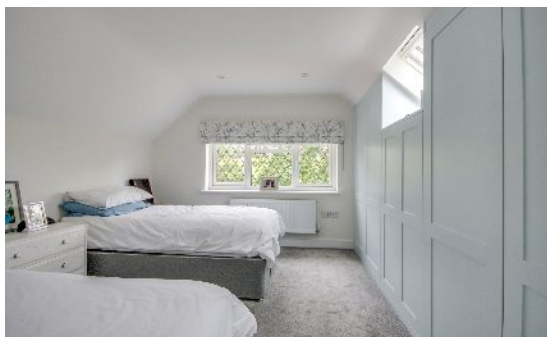
Council Tax Band: G - Park Lodge A - Annexe

Tenure: Freehold

All mains services connected

Directions

From our office in Burley, proceed down Ringwood Road, past the row of shops and turn right into the entrance of Burley Manor Hotel. The property can be found on your right hand side and parking can be found in front of the garage.





Grounds & Gardens

Electric Iroko gates border the property, giving access to a private gravel driveway with space for numerous vehicles. Beyond, there is a large workshop and access to the garden which is mainly laid to lawn and interspersed with mature shrubs and trees, a pond and garden shed.

Spanning the width of the dining room and the length of the kitchen/breakfast room is a generous Indian Sandstone patio which is ideally suited to alfresco dining and entertaining.

A picket gate leads from Burley Street along a paved pathway, leading to the front of the property.

Viewing

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







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The Situation

Park Lodge lies in 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.

There are multiple sailing clubs in nearby Lymington (12 miles) and numerous golf courses throughout the New Forest including one in Burley itself. Brockenhurst (8 miles) boasts a mainline railway station (Waterloo 90 minutes) whilst Ringwood (5 miles) provides coach links to the Capital.

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.

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.



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

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