



Wrens Nest *11a Copse Road Burley, Ringwood, BH24 4EG*

SPENCERS
NEW FOREST



WRENS NEST

11A COPSE ROAD • BURLEY • RINGWOOD

Situated in a highly sought-after location, lies this superb detached bungalow which enjoys easy access to all the amenities of Burley and the surrounding open forest. Recent renovations carried out by the current owner have significantly improved the accommodation, creating a wonderful home that further benefits from a garage, off-road parking, and a stunning rear garden complete with a summer house.

£685,000



3



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The Property

Entering the property through a covered porch which provides internal access to the garage and leads through to the entrance hall. The hall offers access to all principal rooms.

To the left is the main sitting room, which is filled with natural light from a bay window overlooking the front aspect and features an attractive fireplace with a working log burner.

To the rear of the property is the spacious kitchen/dining room. The fully fitted kitchen offers ample storage with a wide range of high and low level cupboards, an induction hob, oven, and integrated dishwasher. There is also plenty of space for a dining table, making it ideal for family living and entertaining. From here, bi-folding doors open seamlessly into the recently refurbished sunroom, which features a pitched roof and provides access to the rear terrace and garden beyond.

The principal bedroom is also located at the rear of the property, enjoying views over the beautiful garden and benefitting from fitted wardrobes.

In addition, there are two further bedrooms, one with fitted wardrobes and the other currently utilised as a study and second reception room, offering flexible accommodation. The property is completed by a well-appointed family bathroom comprising a fitted bath with overhead shower, wash hand basin, and low-level WC.





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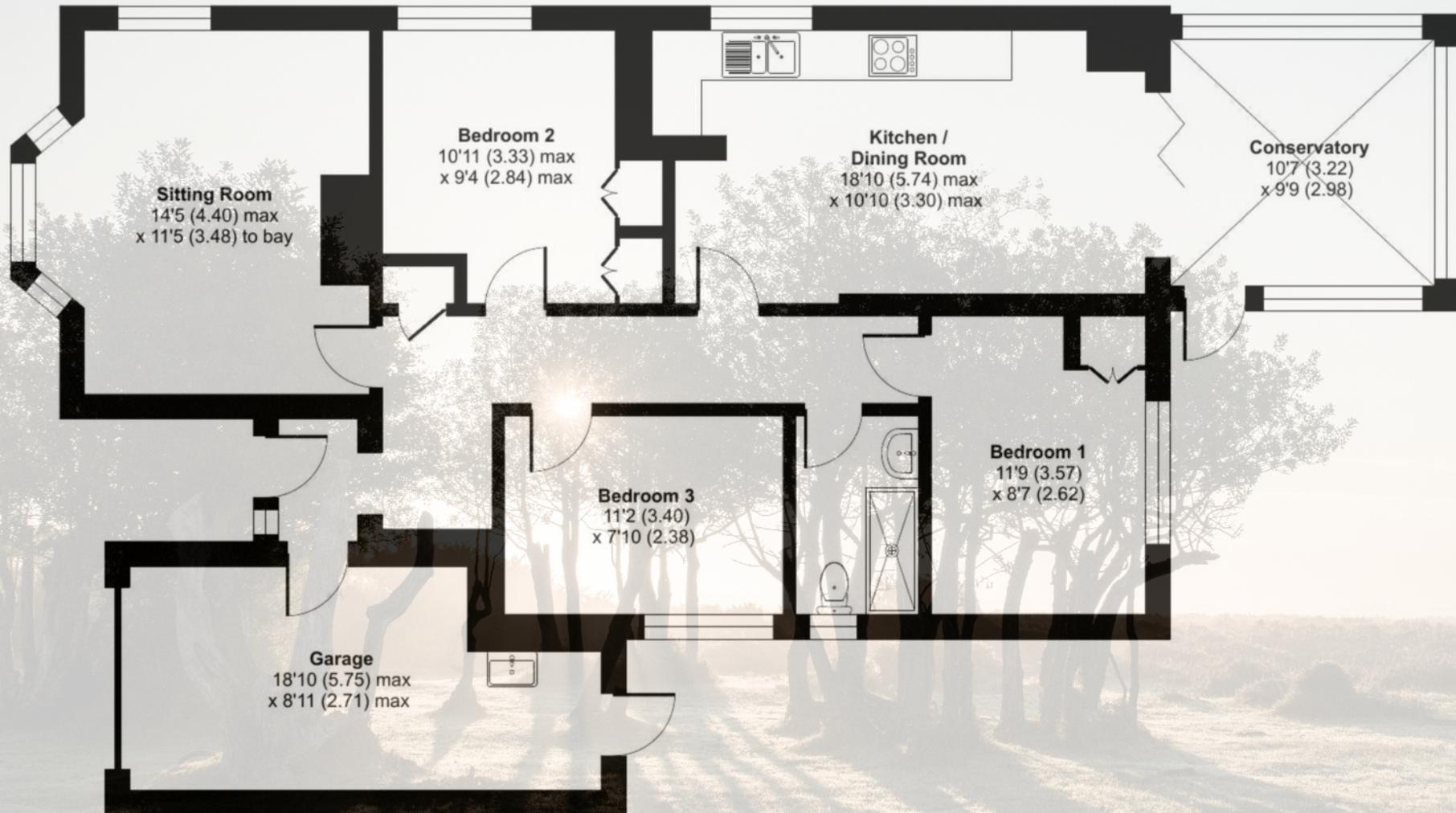


Approximate Area = 1012 sq ft / 94 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



GROUND FLOOR





Grounds & Gardens

To the front of the property is a gravelled driveway providing practical off-road parking for two vehicles, along with access to the single garage.

Immediately in front of the bungalow, and accessed via a picket gate from the driveway, is a paved area with an attractive raised plant bed extending across the front of the property. This space is bordered by charming post-and-rail fencing and leads around to a side access gate.

The stunning rear garden is a particular highlight and is mainly laid to lawn, with a meandering paved pathway leading through the garden. A terraced area adjoining the property provides the perfect space for al fresco dining.

The garden offers a high degree of privacy and is bordered by mature trees and beautifully planted beds, including a variety of specimen plants and fruit trees. Towards the rear of the garden is a paved area featuring a summer house, a shed, nettled vegetable area and pond. The garden also benefits from rear access onto the footpath which is great for country walks .



Additional Information

Tenure: Freehold

Council Tax Band: D

Energy performance rating: C Current: 69 Potential: 76

Services: All mains services are connected

Heating: Gas central heating

Property Type: Detached

Parking: Private driveway and garage

Broadband: Broadband speeds up to 53 Mbps available at the property.

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.



Directions

In the centre of the village turn into Pound Lane adjacent to the War Memorial. Take the second turning on the right into Copse Road. The property can be found after a short distance on the left.

Situation

Copse Road is centrally located in, 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 both easily accessible.

Important Notice

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.



Property Video Tour



Please scan QR code to watch video tour



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

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