



Lawnside

Beechwood Lane, Burley, Ringwood, BH24 4AR

SPENCERS
NEW FOREST



LAWNSIDE

BEECHWOOD LANE • BURLEY

Nestled in a prime Burley location in the heart of the village with direct access to the open forest, this beautiful Victorian home, originally built in 1899, offers outstanding accommodation across three levels. The property boasts delightful grounds and gardens, a sturdy brick-built garage and outbuilding, as well as a coach house currently used for storage but with potential for modernisation (STPP).

£1,499,950



4

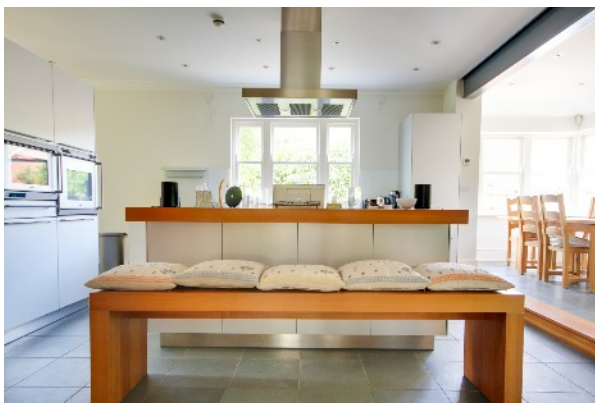


3



3





The Property

The current owners have crafted a wonderful home that combines a contemporary feel whilst retaining the original features. The ground floor is approached via a covered rear porch entrance with a further set of double doors that lead into the beautiful kitchen/breakfast room. The kitchen offers a range of fully fitted appliances. A kitchen island offers and further useful worktop space and gives the benefit of a breakfast bar with seating along one side. An extended section to the house creates a lovely bright and airy space currently used as a dining area. This area of the house is the ideal social area that seamlessly connects to the bay fronted section of the kitchen to create a more formal dining room with lovely views over the front garden.



A good-sized utility room is accessed back through the entrance hall giving good separation to the utilities and creating more storage. A door from the kitchen leads you to a lovely 'snug' room with high ceilings, down spotlights, lovely wooden flooring and gas fireplace. A further door from the kitchen separates the 'original front entrance hall' to the main section of the house and provides both access to the formal dining area and a larger than average bay fronted sitting room with lovely inset gas fire and double aspect views.

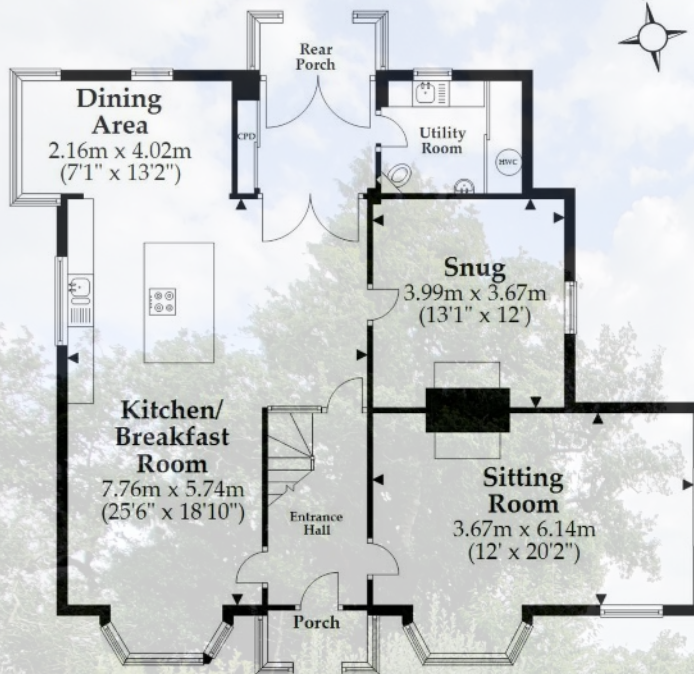
Stairs with glass balustrades from the main original hallway lead you to the first floor accommodation where you find three double bedrooms and two bathrooms, one of which offers a walk in shower and the other consisting of both bath and shower. Glass stairs lead to the second floor landing which is ideally used as a large study area with access to a further double bedroom with ample built in storage and a separate four piece double bathroom.





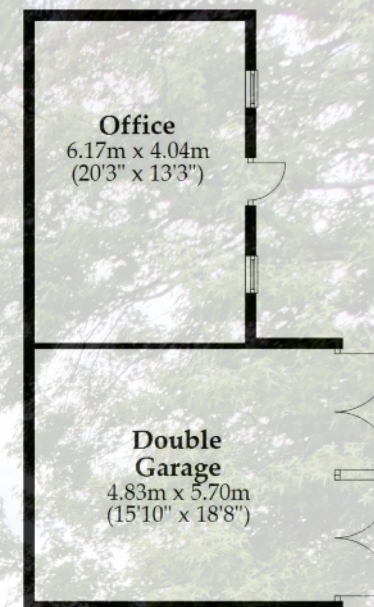
Ground Floor

Approx. 112.4 sq. metres (1210.4 sq. feet)



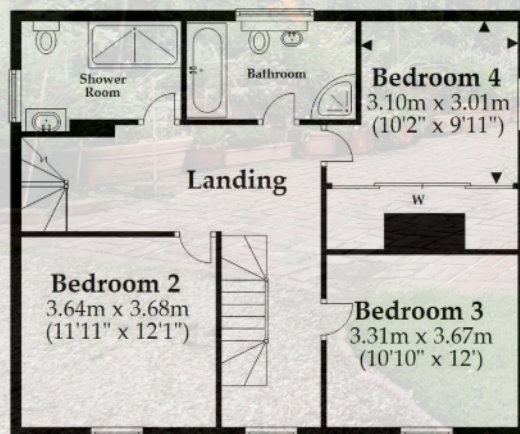
Outbuilding

Approx. 52.9 sq. metres (569.0 sq. feet)



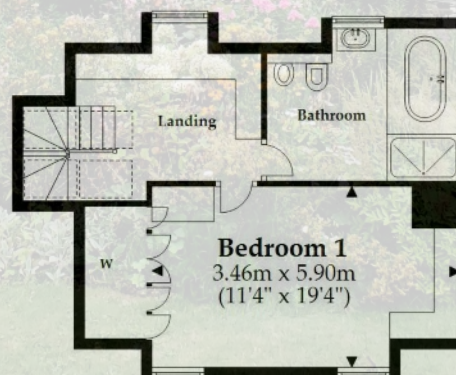
First Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



Second Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



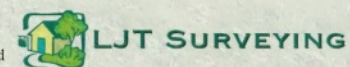
Outbuilding

Approx. 55.9 sq. metres (601.6 sq. feet)



Total area: approx. 342.4 sq. metres (3685.4 sq. feet)

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





Grounds & Gardens

The property is surrounded by delightful grounds and gardens. A shingle driveway leads to the rear of the property which provides ample off-road parking and access to the brick-built garage and further outbuilding accommodation, which is equipped with electricity. The garden is mainly laid to a level lawn interspersed with mature trees. Additionally, there is an orchard area, a paved terrace perfect for al fresco dining, and a coach house that offers great potential for various uses (subject to planning permission). A further front garden gives a further area of lawned garden with gravel pathway and a lovely flurry of wisteria on the house over the bay fronted windows.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 60 D Potential: 75 C

Services: All mains services connected

Property Type: Detached

Parking: Private driveway

Broadband: Ultra fast broadband speeds up to 1000 Mbps available at the property (Ofcom)

Mobile Signal / Coverage: Good signal on O2 and Vodafone but limited signal on EE at the property. Please contact provider for further clarity.

Directions

From our offices in the centre of the village, head out along Chapel Lane and take the second right into Beechwood Lane and the property will be found shortly on your left hand side.



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.

The Situation

Lawnside lies approximately half a mile from the centre of, arguably, one of the most beautiful and sought after villages in The New Forest, ideally situated with direct forest access to make full use of all the wonderful features the Forest has to offer. Riding, walking and cycling options are flexible and extensive whatever the weather or time of year with woodland, open heath and forestry commission inclosures all directly accessible. A wealth of other activities are close by, including sailing at nearby Lymington (12 miles) or golf at one of the many courses in the area. All are supported by high quality forest and waterside restaurants and eateries including The Kitchen at Chewton Glen, Lime Wood Hotel, and The Pig. Brockenhurst features a highly respected college and mainline railway station (8 miles, Waterloo 90 minutes). The market towns of Ringwood (7 miles) and Romsey (19 miles) are but a short drive away. The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both their airports are easily accessible.

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



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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersproperty.co.uk

www.spencersproperty.co.uk