



16 Copse Road

*Burley, Ringwood, BH24 4EG*

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NEW FOREST





# 16 COPSE ROAD

BURLEY • RINGWOOD

*Set in the heart of Burley village, this charming three-bedroom semi-detached cottage offers an ideal family home. Located in a peaceful cul-de-sac close to both the village centre and the forest, the property has been beautifully extended and modernised throughout, retaining its original 1950s character. With stunning views of the forest, it is a truly wonderful place to live.*

£725,000



3



2



2





## The Property

A covered side porch and front door lead into the reception hall, featuring original woodblock flooring, two large cupboards, and a staircase with an understairs storage area. The sitting room is to the right, flooded with light from windows on three sides, including bi-fold doors at the rear and two Velux windows set in the part-vaulted ceiling. This bright and airy space overlooks the adjacent terrace and garden, and a working log burner adds a cosy feature to the room.

The kitchen/dining room is a spectacular, open-plan area spanning the full width of the house. The kitchen is fitted with a full range of oak units and granite worktops, incorporating a Range-style cooker, butler sink, dishwasher, and space for an American-style fridge/freezer. A window overlooks the front garden.

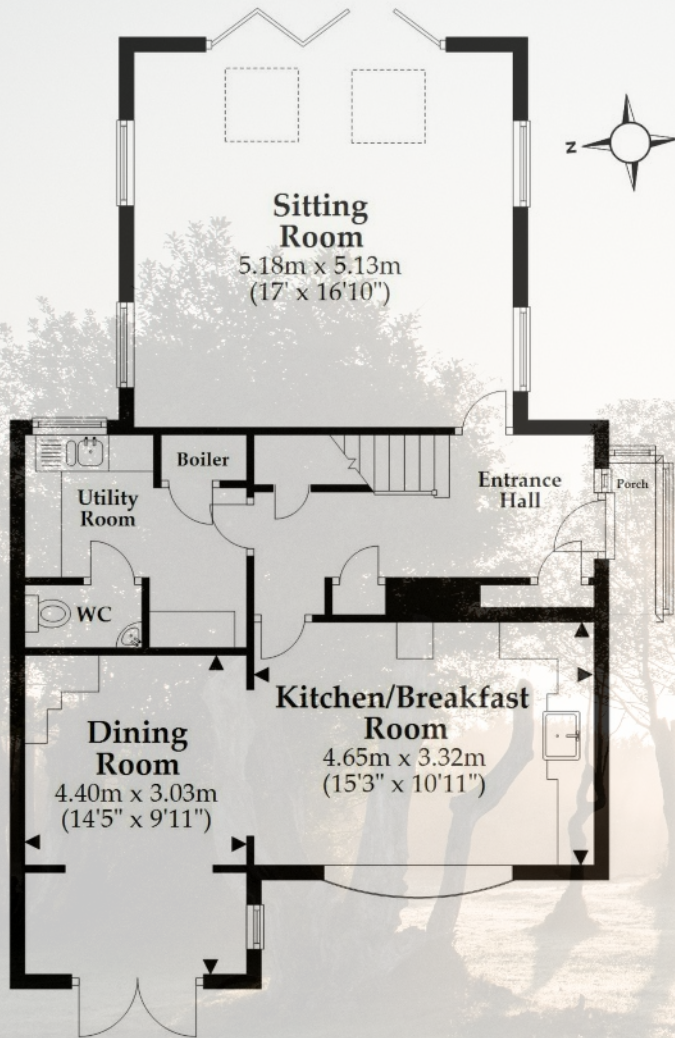
In the dining area, there is ample room for a large dining table. An alcove with French doors leads out to the front garden and provides additional storage space. Adjacent to the kitchen is the utility room, which is equipped with a full range of built-in units, a sink, and space for appliances. The utility room also houses the gas-fired boiler and a pressurised water system. A door leads to the cloakroom, fitted with a W.C. and corner basin.



On the first floor, the galleried landing leads to the master bedroom, which boasts a full-height vaulted ceiling and a large picture window offering distant views. Fitted mirrored wardrobes line each side of the room, and the en suite features a spacious shower cubicle, low-level W.C., and pedestal wash basin. Bedrooms two and three both enjoy front-facing views, with bedroom two also featuring a built-in wardrobe. The family bathroom is fitted with a bath and shower overhead, a low-level W.C., a wash basin, and a rear-facing window.

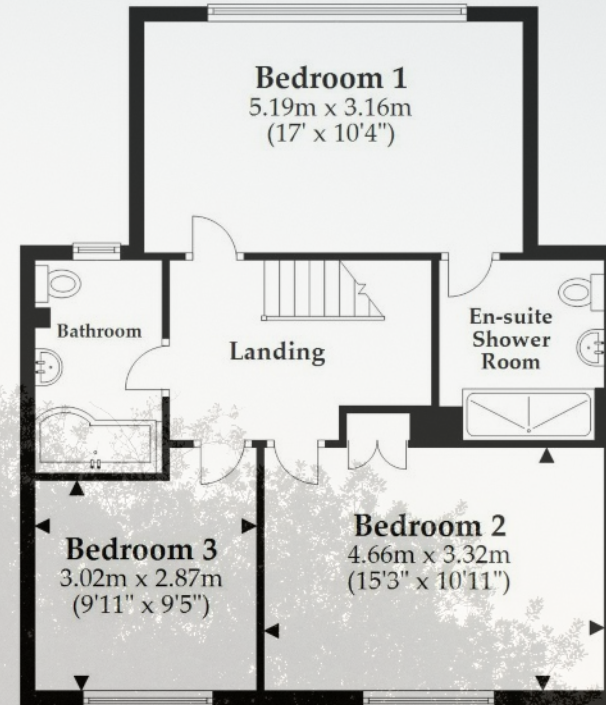
## Ground Floor

Approx. 77.7 sq. metres (836.8 sq. feet)



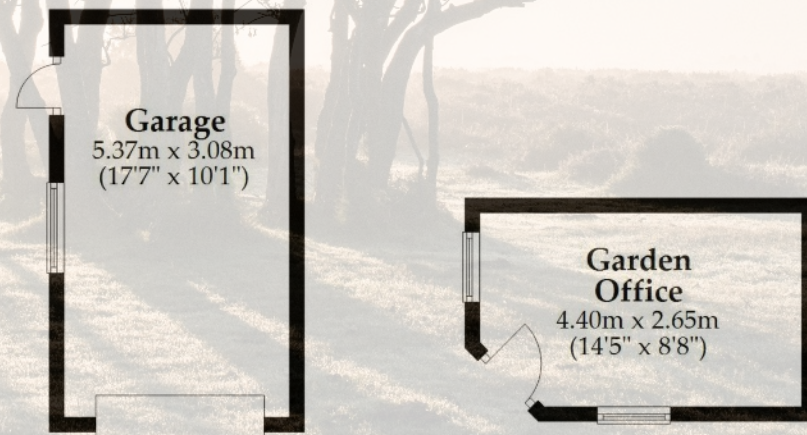
## First Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



## Outbuilding

Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 168.2 sq. metres (1810.7 sq. feet)

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



## Grounds & Gardens

The property is accessed through a five-bar timber gate leading to a gravel driveway, which in turn provides access to the detached single garage. The garage is fitted with an up-and-over door, power and lighting, a personal side door, a double-glazed window to the side and offers additional utility.

At the front of the house is a beautifully landscaped garden, enclosed by a picket fence and featuring a charming water feature. The rear garden is perfect for outdoor living, with a raised terraced area ideal for alfresco dining, leading down to a well-maintained lawn surrounded by mature plants and shrub borders. A timber home office is also tucked away in the rear garden, offering additional functional space including Ethernet connections, air conditioning and heating.



## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy performance rating: C Current: 75 C Potential: 83 B

Services: All mains services are connected

Property Type: Semi-detached

Parking: Garage and private driveway

Broadband: Broadband speeds up to 50 Mbps available at the property



## 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 right.

## 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 Lyminster (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.





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

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