



Highwood

Shappen Hill Lane, Burley, Ringwood BH24 4EP

S P E N C E R S





The Property

A charming three-bedroom family home dating back to 1926, beautifully situated in an elevated position in the highly sought-after village of Burley. With direct access to the forest and just a short walk from the village centre, this property offers both tranquillity and convenience.

Additional highlights include a stunning wrap around garden, a detached double garage, and the rare benefit of retaining its full planning allowance (STPP) .



Upon entering the home, you're welcomed into a practical boot room with access to a cloakroom and the main entrance hall. To the left lies the fully equipped kitchen, featuring a range of storage units and delightful dual-aspect views. From the kitchen, a door leads to a generous utility room, offering ample storage, space, and plumbing for white goods. This room also provides side access to the property as well as direct entry to both the front and rear gardens.

From the kitchen, a doorway opens into the dining room, which flows through double doors into a separate snug or study. These doors can be kept open for a more open-plan feel or closed for privacy, offering versatile use of the space. This room also features a charming fireplace and views over the rear garden, with access back into the entrance hall where the staircase leads to the first floor.

£1,450,000



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3



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The Property Continued

The sitting room is bright and spacious, enjoying dual-aspect views over the rear garden and allowing plenty of natural light to flood the space. It also features a cosy fireplace with a working log burner. Completing the ground floor is a lovely garden room with panoramic views of the immaculate rear garden an ideal spot to enjoy the morning sun.

On the first floor are three well-proportioned bedrooms. The master bedroom is particularly impressive, with dual-aspect views across the grounds, built-in wardrobes, and a beautifully appointed en-suite shower room. Also on this level is a generous family bathroom, fitted with a shower over a full-sized bath.



Highwood, Shappen Hill Lane, Burley, Ringwood, BH24

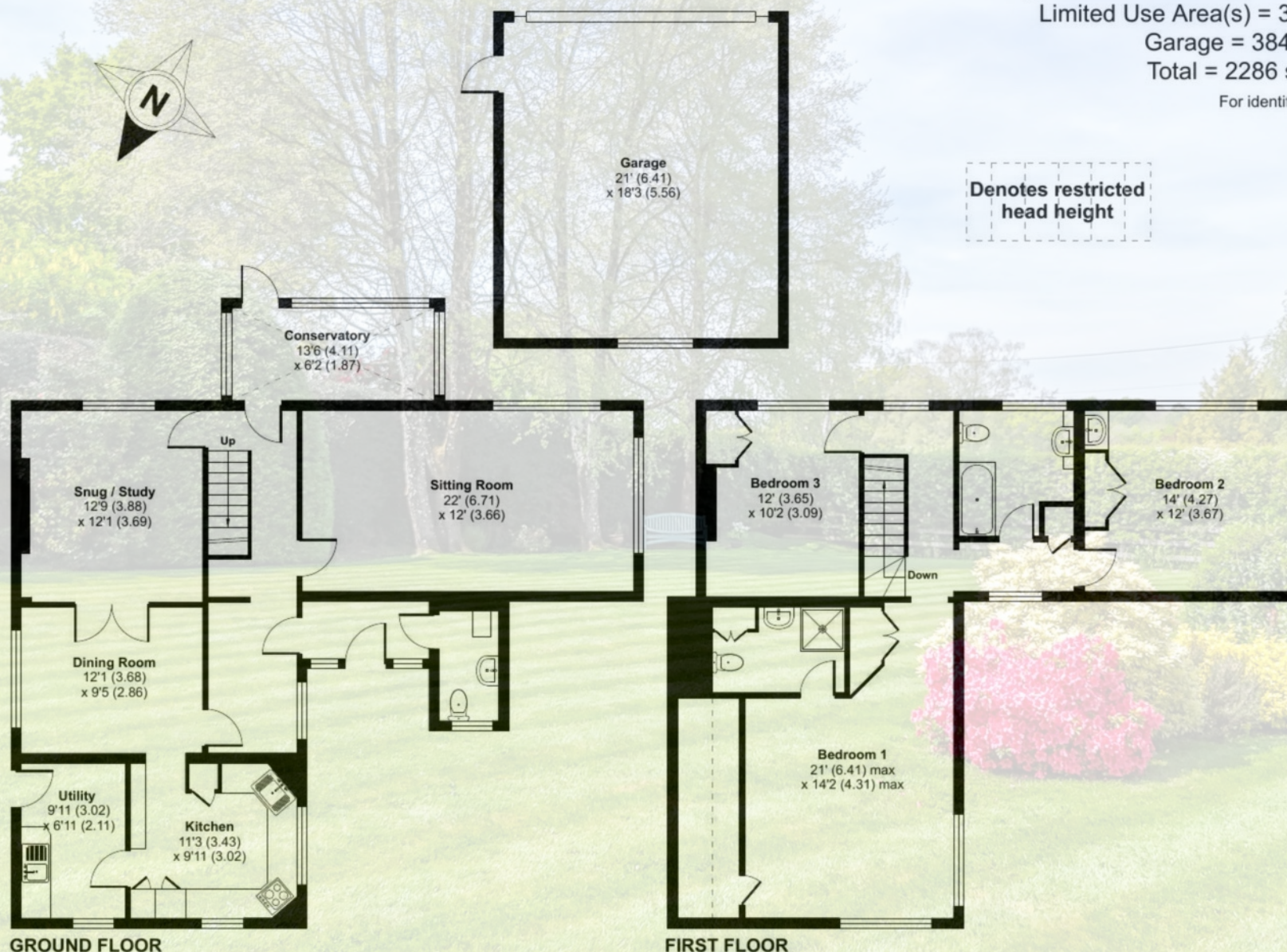
Approximate Area = 1868 sq ft / 173.5 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Garage = 384 sq ft / 35.6 sq m

Total = 2286 sq ft / 212.2 sq m

For identification only - Not to scale





Grounds & Gardens

Approached via a private no-through forest track, the property is accessed through a timber gate and over a cattle grid onto a spacious shingle driveway, offering ample off-road parking for numerous vehicles. The drive also houses a detached double garage.

The home is beautifully enclosed by a mature, immaculately maintained hedgerow, ensuring both privacy and seclusion. The wraparound garden is predominantly laid to level lawn and is exceptionally well kept, featuring a variety of established flower beds bursting with colourful, mature plants and shrubs.

At the rear of the property, a paved terrace provides an ideal space for alfresco dining and outdoor entertaining. Beyond this, a five-bar timber gate offers direct access to the open forest, leading to a network of delightful forest walks and access into the village.



Directions

From our office in the village turn at the war memorial into Pound Lane. Continue along for about 1/4 of a mile and take the gravelled track called Shappen Hill Lane and the property will be found at the top of the lane.





The Situation

Highwood lies about half a mile from 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. 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 easily accessible.

Services

Energy Performance Rating: D Current: 58 D Potential: 79 C

Council Tax Band: G

Tenure: Freehold

Property Type: Detached

Services: All mains connected

Property Construction: Brick built

Broadband: Super fast broadband with download speeds up to 33 Mbps. Please check with provider for clarity. (Ofcom)

Parking: Driveway and garage

Planning Permission: Full planning allowance available (STPP)

Agents Note

We understand the property benefits from commoners rights





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 heath land course.



Viewing

By prior appointment only with the vendors sole selling 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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