



3 Copse Road *Burley, Ringwood, BH24 4EG*

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NEW FOREST



3 COPSE ROAD

BURLEY • RINGWOOD

Situated in a highly sought-after location, just a short stroll from the village centre and moments from the open forest, this delightful four-bedroom character home offers the perfect blend of charm and modern convenience. The property retains a wealth of traditional features and has been beautifully updated to an exceptionally high standard, creating a truly wonderful home.

£815,000



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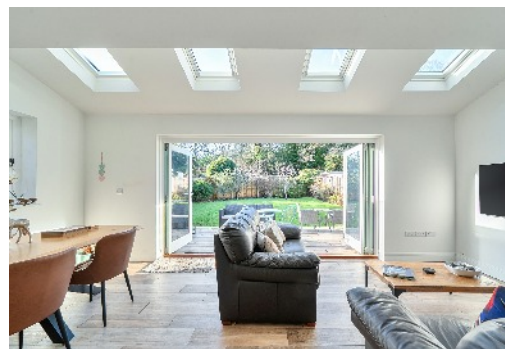


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The Property

On entering the property, you step into a welcoming entrance hall fitted with oak-effect flooring and underfloor heating, a feature that runs throughout the entire ground floor. The staircase rises from this space to the first floor, accompanied by a generous understairs storage cupboard and a side aspect window. Immediately to the right is the an additional reception room, complete with a bay window overlooking the front but could also be utilised as a study or fourth bedroom. From the hallway, there is also access to the ground floor wet room, which includes a low-level WC, a wall-mounted wash hand basin, a shower area, and a window to the side.

The entrance hall flows into the main living area, a striking open-plan kitchen/living/dining room designed to take full advantage of the views across the landscaped rear garden, an ideal setting for entertaining or family living. The living and dining zone benefits from Velux windows, a partially open gabled ceiling, side windows, and bi-fold doors that lead directly onto the rear terrace, filling the room with natural light. The kitchen itself is fitted with a comprehensive range of high and low units in Old English Green with granite worktops, incorporating a stainless steel sink. Integrated appliances include an oven, grill, combination oven/grill/microwave, dishwasher, fridge, and freezer. An induction hob with Silverline extractor is set within the breakfast/preparation area. A door from the kitchen opens into the utility room, which provides additional built-in storage, a stainless steel sink, space and plumbing for appliances, and houses the gas-fired boiler.

Upstairs, the first-floor landing provides access to all rooms. Bedroom one overlooks the rear garden and features an en suite shower room with a low-level WC, wash hand basin, and wet-room-style shower, along with a rear-aspect window. Bedroom two faces the front elevation and benefits from a large built-in wardrobe. Also on this floor is an additional bedroom and the family bathroom, which offers a contemporary freestanding bath with a recessed flat-screen television, wash hand basin, and low-level WC.



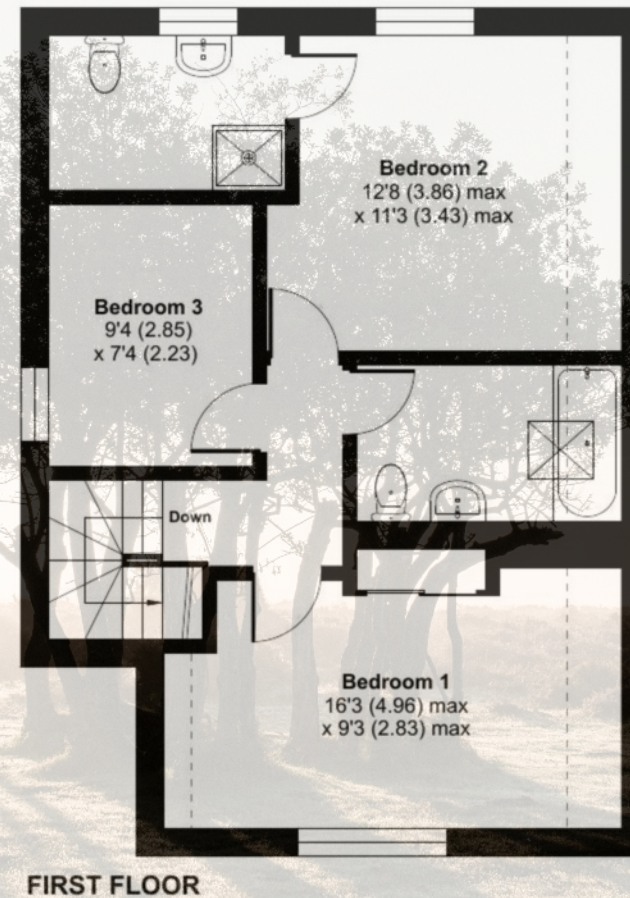
3 Copse Road, Burley, Ringwood, BH24 4EG

Approximate Area = 1211 sq ft / 112.5 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1273 sq ft / 118.2 sq m

For identification only - Not to scale



Denotes restricted
head height





Grounds & Gardens

The property is accessed through twin five-bar gates with adjoining picket fencing, opening to a generous shingle driveway that leads up to the front entrance and provides ample off-road parking. The attractive front garden includes a lawn bordered by mature planting beds and a flagged stone step at the front door. Gated access to the rear garden is available along the left-hand side, where the driveway continues and currently accommodates a plant bed and a garden shed. The rear garden is mainly laid to lawn and framed by established shrubs and planting. Directly behind the house is a terraced area, well-suited for outdoor dining.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy performance rating: D Current: 67 D Potential: 76 C

Services: All mains services are connected

Heating: Gas central heating

Property Type: Detached

Parking: Private driveway

Broadband: Broadband speeds up to 49 Mbps available at the property.

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

Property Video Tour



Please scan QR code to watch video tour



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.





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

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