

Woodlands, Coach Hill Lane,
Burley, Ringwood, BH24 4HN





Offers In Excess Of: £950,000

Nestled within a stunning and highly sought-after location with open New Forest walks off the doorstep. This charming cottage offers impressive features throughout combining modern day living and traditional features with glimpses throughout the property of the private and secluded garden and surrounding beauty of the forest. This immaculately presented home offers spacious living with a natural flow throughout, the hub of the property being the kitchen/dining area which opens into the stunning Oak framed triple aspect garden room with a pitched glazed roof, full height windows and doors opening onto the terrace patio and garden. The perfect retreat in the heart of the New Forest National Park.

 2  3  1  Multiple Vehicles

- Situated within the New Forest National Park
- Three Double Bedroom Cottage Style Home with Modern Living
- Bespoke Kitchen / Dining Room with Log Burning Stove
- Separate Dual Aspect Sitting Room
- Magnificent Oak Framed Garden Room with Underfloor Heating
- Private and Secluded Mature South/West Facing Garden
- Timber Framed Detached Garage and Workshop Space
- Privately Owned P.V Solar Panels
- Mains Drains and Mains Gas with Pressurised Heating System

Entrance Porch & Hallway

The property is accessed via a triple aspect hardwood porch with full height glazed windows and doors to both sides opening into the garden and is finished with limestone flooring. A fitted utility cupboard provides useful storage facilities, has power sockets within and houses the washer/dryer. An internal stable door provides access into the open plan entrance hallway, in turn providing access to all ground floor accommodation with a feature Oak and glass staircase with open treads rising to the first floor landing and a continuation of the limestone flooring. At the far end of the hallway a box bay window provides the perfect 'nook' for a study area and benefits from a fitted Oak desk and enjoys an aspect over the rear garden.

Ground Floor Cloakroom

Located off the hallway an internal door provides access into the ground floor cloakroom which comprises a low level W.C, wash hand basin with vanity unit below and mixer tap over, electric wall mounted radiator and is finished with limestone flooring.

Sitting Room

The dual aspect sitting room enjoys views to the front and side elevations of the garden and provide plenty of natural light. The spacious room is finished with engineered Oak panel flooring and a central multi fuel log burning stove on a tiled hearth with wood beam mantle, providing a wonderful focal point and cosy feel to the room. There is ample space for sofa suites and freestanding furniture with a built in alcove T.V unit.

Kitchen/Dining Room

The entrance hallway continues round into the dual aspect kitchen/dining room which has a front and rear elevation and views through the garden room. The beautifully finished shaker style kitchen has been fitted by 'Kitchen Makers of Sway' and offers a comprehensive range of wall and base units with granite worksurfaces and upstands and is fitted with separate undercounter stainless steel Franke one and half sink units with brushed steel mixer tap and macerator, five ring Neff induction hob with glazed splashback over and a wall mounted Elica glass extractor. Integral appliances include a Neff mid height oven, steamer and warming drawer, dishwasher and a plumbed and fitted American style/Fridge freezer. There is ample storage to include soft close pan drawers, dual corner

carrousel units, larder cupboard with pull out drawers. The dining area has ample space for a six seater table and chairs and features a second wood burning stove, fitted pantry cupboard with pull out storage baskets below and an alcove wine rack and shelved cupboard below.

Oak Framed Garden Room

Adjoining and open to the kitchen/dining room the stunning Oak framed, triple aspect, garden room features a pitched glazed roof and full height windows and doors, which open directly out to the terrace patio and garden. The room itself provides a wonderful reception/entertaining space and benefits from electric underfloor heating under a slate tiled floor, remote controlled retractable roof blinds and fitted insect screens on the double doors.

First Floor Landing

The first floor landing provides access to all three bedrooms, bathroom and a ceiling hatch to access to the well-insulated loft.

Bedroom 1

The primary bedroom enjoys an aspect to the front elevation and has ample space for king size bed and freestanding furniture, also benefiting from a bank of fitted wardrobes and a fitted cupboard with shelving. The owners have created an ensuite WC which comprises a wall mounted vanity unit with a ceramic counter top wash hand basin and Burlington mixer tap with a handmade pattern tile splashback, low level WC and tiled flooring.

Bedroom 2

Bedroom two is a triple aspect

room with views to the front and side gardens and features a vaulted ceiling with exposed beams and fitted plantation shutters within the apex window. There is space for a double bed and freestanding furniture.

Bedroom 3

Bedroom three has views over the side garden, over the garden room. Another generous bedroom with space for a double bed and freestanding furniture and featuring a full height vertical panel radiator.

Family Bathroom

The family bathroom has been traditionally modernised to include a wall mounted vanity unit with Terrazzo countertop round basin and

Burlington mixer tap with handmade pattern tile splashbacks and wall mounted lighting, traditional style low level W.C, wall mounted column radiator and a freestanding bath with floor mounted mixer taps and separate hand held shower attachment.

**Agent Note - The bath featured in the photo is not included as it has sentimental value to the home owner but will be replaced with an alternative freestanding bath.*

Garage/Workshop

The detached timber framed garage is set on a brick foundation and concrete plinth and has space for a vehicle with a workshop area to one side and benefits from power and lighting, an electric roller garage door and P.V solar

panels. To the side of the garage there are two timber wood store shelters.

Externally

The property is approached via a private lane which leads to the newly fitted hardwood double gates with a pedestrian gate to the side, opening onto the shingled driveway which provides off road parking for multiple vehicles as well as access to the garage. The private and secluded front garden is well screened with established hedge borders with a slate pathway leading to the front porch with well stocked flower and shrub beds.

The slate pathway continues alongside the porch, where there are two access doors to the property and leads around to the garden room where there is a large outdoor

terrace area for alfresco dining and entertaining.

The main garden area has been beautifully landscaped with shaped lawns retained by railway sleepers and colourful, well stocked beds and small tree borders. A raised Millboard composite decked terrace area provides an additional outdoor space for a table and chairs and enjoys a west facing elevation to catch the afternoon/evening sun. The owners have a sunken hot tub located here which is available subject to negotiations. If removed, the owners will finish with a continuation of the millboard decking.

The garden benefits from external power sockets and a garden shed is located in to the far corner of the plot.

Additional Features

*Believed to have dated back to the late 18th Century/Victorian Era.

*106 Mbps Download Speed and 40 Mbps Upload Speed (Fibre).

*Pressurised Heating System.

*Mains Gas and Mains Drainage.

*The property comes with Foresters Rights.

*External electrical sockets.

*The gravel track to the front of the property is owned by the New Forest so there is no charge for upkeep of the lane.

EPC RATING - C



Location

Coach Hill Lane is located in one of the most sought after villages in The New Forest, ideally situated to make full use of all the wonderful facilities the forest and village have to offer, with traditional cafes, pubs, gifts shops and a 9 hole heathland golf course. Also located within a short drive is the popular and bustling market town of Ringwood, located on the western edge of the New Forest, at a crossing point of the River Avon. Both Burley and Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and within the family friendly New Forest National park.

Directions

From Ringwood centre, at the roundabout below the A31 take the 3rd exit onto the A31 slip road to Southampton, merge onto the A31 heading towards Picket Post. Take the exit for Burley, past the fuel station and turn right underneath the A31 bypass. Continue along Ringwood road heading towards Burley, passed the car garage just before the road bears to the right turn into Coach Hill Lane which sits on the bend on your left. Proceed for approximately 100 metres and turn left into the gravel track which forks back to the main road. The property will then be found, the first on your right hand side.

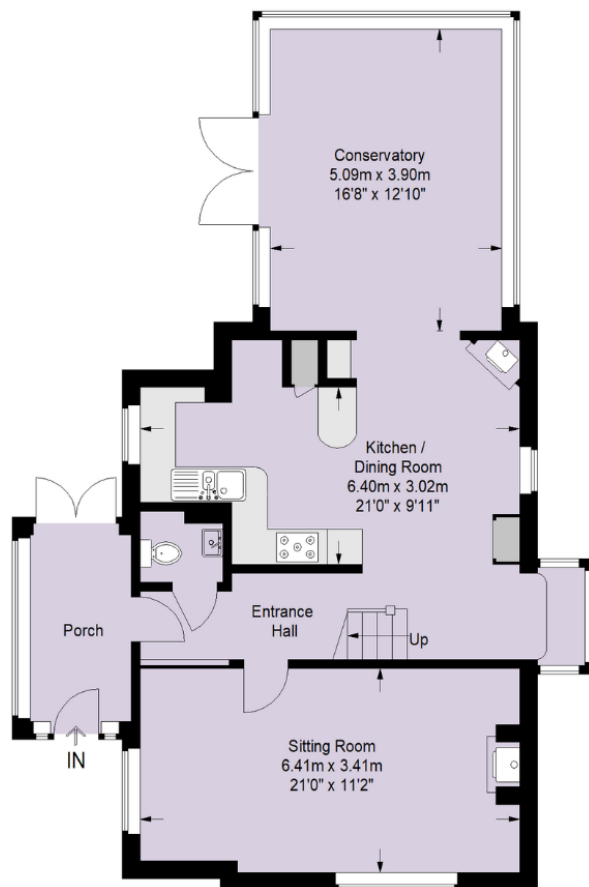
Viewing is highly recommended to appreciate the attention to detail within this New Forest home

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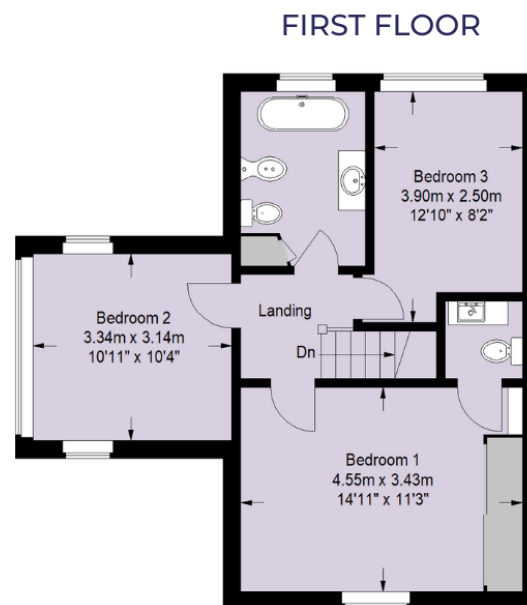
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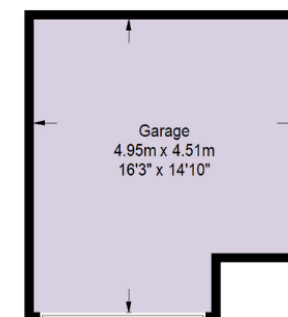




GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

PARKING: 

COACH HILL LANE
BURLEY
BH24

APPROXIMATE AREAS	
GROUND FLOOR AREA	915 SQ FT
FIRST FLOOR AREA	550 SQ FT
TOTAL FLOOR AREA	1689 SQ FT
COUNCIL TAX	C
EPC RATING	C
APPROXIMATE UTILITY COSTS	

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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