

Mill Lawn House

Mill Lane, Burley, Ringwood, BH24 4HP

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MILL LAWN HOUSE

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An exceptional country home done to an extremely high specification, combining classic country life and modern living located on the beautiful Mill Lane, boasting direct forest access and forest rights.

The property offers extremely generous accommodation including five bedrooms, four reception rooms and the further benefit of a versatile and spacious separate outbuilding currently being used as an office and gymnasium and all set within beautiful south facing grounds measuring just over an acre in size.

£1,800,000











The Property

A timber framed covered porch gives you access to the main front door and brings you immediately into an extremely spacious main entrance hall where you are greeted with wooden flooring throughout, wooden beams and staircase to the first floor. A bright and airy sitting room with a continuation of wooden flooring sits just from the hallway. Further from the hallway sits a good-sized boot room with separate entrance/exit to the front, with ample storage and sink making it ideal for returning from walks with muddy boots and dogs. A further downstairs shower room and airing cupboard sit off from the entrance hall.

Continuing through the house beyond the staircase to the first floor you are met with an entrance into a large playroom with tiled flooring and bay window with French doors leading out onto the garden. There is access from the playroom into a further snug laid with carpet and large window. A large utility room sits just beyond the playroom area allowing for complete separation of laundry from the kitchen and further storage.

From the entrance hall, further access takes you into arguably the most impressive room of the house, the kitchen/family room which is laid with Amtico flooring throughout and extended to create a stunning main focal point of the house. The shaker style kitchen area offers you both base and wall units, integrated appliances including dishwasher, oven, steam oven, warming draw, and space for a large American style fridge/freezer. An island offers additional worktop space with an induction hob and further storage units. An inset sink sits just below a feature oculus window. Two sets of Crittall style double glazed doors leading out onto the garden sit either side of the room giving access to the garden and patio areas. Walking through the kitchen, the room opens up into a vaulted ceiling making the room a beautiful atrium style family area, with large bi-fold doors stretching the majority of the length of the back and further paneled glass continuing to the full height of the room allowing for an abundance of natural light throughout this room and stunning views down the length of the garden. A brick-built inglenook style fireplace with inset log burner completes this room and makes for the epitome of country living with all the modern necessities around you.











The Property Continued…

Stairs from the main hallway lead to the first floor landing, with access to all bedrooms. The principal bedroom offers a large bedroom with fully fitted air conditioning unit leading through to an ideally designed walk-in dressing room at one end, with wall-to-wall built-in wardrobe and an ensuite wet room, through to a further washroom situated at the other end. Bedroom two makes for the ideal guest room with built-in wardrobes, large window with views over the garden and access to a three-piece ensuite. Two further double bedrooms sit at the rear of the property, both with views over the lovely garden and both offering built-in wardrobes. A family shower room completes the upstairs accommodation and services the two further bedrooms.

A separate home office with wooden flooring and spotlighting provides fantastic versatile accommodation that is currently being used as an office and gym, making it the ideal place of the work from home environment, being completely detached from the main house. Further benefiting from kitchen style units wrapping around the other end of the room with a sink, making this the ideal space for potential future accommodation as a separate annex.

Directions

From the Queens Head proceed along Chapel Lane for about 1 mile, taking the fourth turning on the right into Mill Lane. Continue for 0.5 mile and the property can be accessed from the gravel track to your left hand side.

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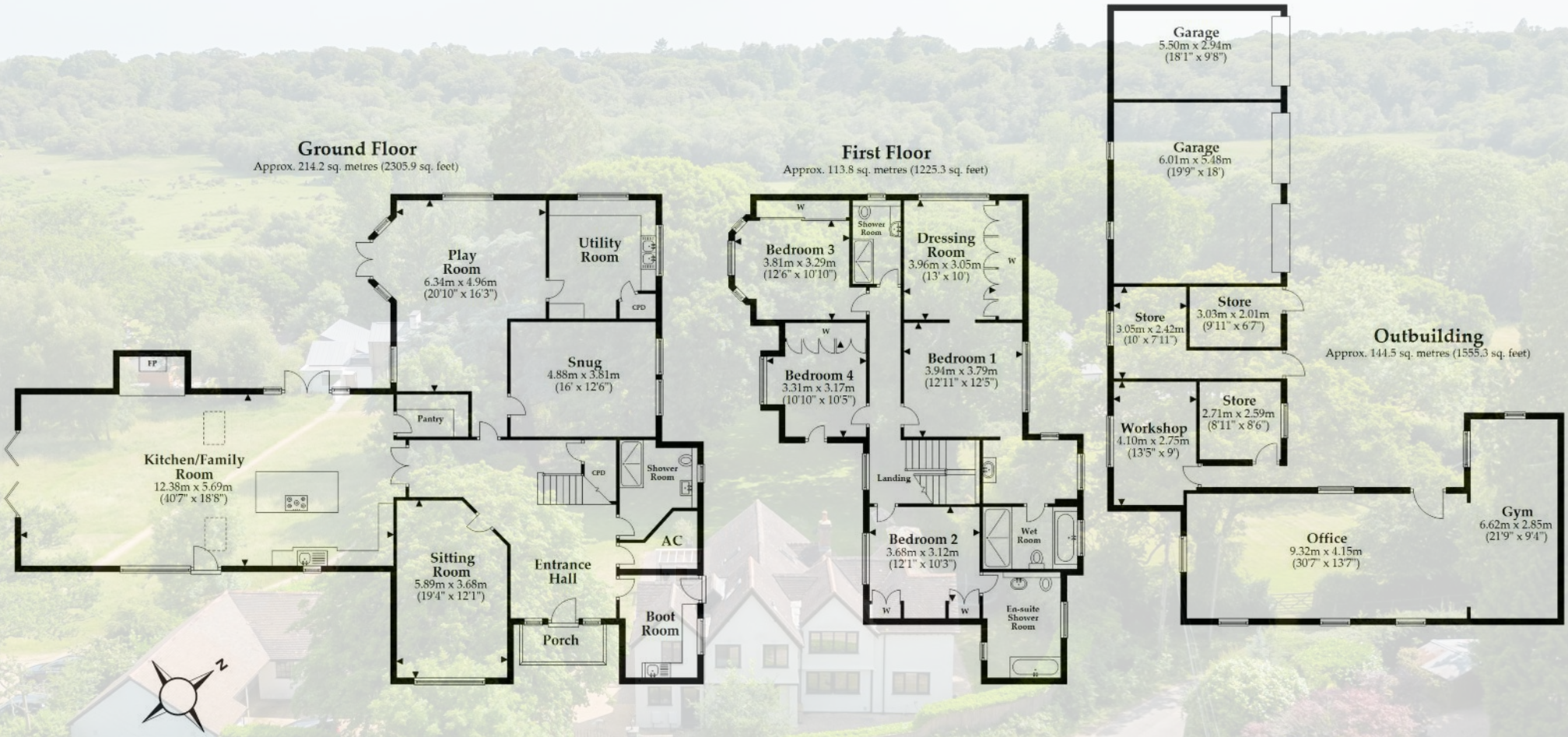












House Gross Internal Floor Area: approx 328 sq. metres (3530.56 sq. feet)
Office/ Gym Internal Floor Area: approx 58.4 sq. metres (628.1 sq. feet)
Outbuildings Internal Floor Area: approx 86.1 sq. metres (926.3 sq. feet)
Total Floor Area: approx 472.5 sq. metres (5086.4 sq. feet)

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

LJT SURVEYING









Grounds & Gardens

The property is approached via a small gravel track, just off Mill Lane, where you are met with a brick-built entrance fitted with electric gates. Through the gates, you approach the house on a gravel driveway with the triple garage outbuilding to your immediate left and the main house on your right. The driveway offers ample parking for several cars. The property is enclosed by its front wall and fencing and border hedging which continues around the perimeter.

The property is set within just over an acre of peaceful, and tranquil land, completely set on its own with no immediate neighbors, giving the property an element of complete privacy. The garden is mostly laid to lawn making it the perfect family space and entertaining area. A large patio area wraps around the house, with the main section leading from the extended kitchen/family room through bi-folding doors, making the ideal social space that filters into the grounds through its variety of French and bi-fold doors.

A selection of mature trees laden the garden, giving it a very country and green view with the surroundings, enclosed by fencing and hedging allowing for a private and peaceful plot. A small decking area surrounded by planting also gives you a lovely and relaxing evening area. There are a variety of store rooms and workshop within the outbuilding, which sits next to the triple garage, allowing further storage for garden equipment or just for general storage.











The Situation

Mill Lawn House lies about 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 nearby Burley and 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.

Services

Energy Performance Rating: C
Council Tax Band: H
Tenure: Freehold

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 fitments, 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.



Tucked away in the lee of wooded slopes Burley has a perpetual feeling of having escaped and that you are away from it all

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.

Points Of Interest

Burley Golf Club	0.7 miles
The White Buck	0.8 miles
Burley Manor Hotel	0.8 miles
Burley Primary School	0.9 miles
Brockenhurst Mainline Railway Station	4.9 miles
Brockenhurst Tertiary College	5.0 miles
Ballard Private School	5.3 Miles
The Pig Restaurant	5.8 miles
Lime Wood House Hotel	5.9 miles



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

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