



HEARNES

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Ringwood Road, Burley, Hampshire, BH24 4BU

FREEHOLD

An incredible position, set within the New Forest National Park (a five minute stroll to the centre of Burley) and extensive parking with a sweeping carriage drive, are just a few features of this magnificent, converted coach house which nestles within 'park like' grounds approaching one acre.

This incredible home was thoughtfully, stylishly and extensively converted by the current owners in the late 1990's, from the original stables/barn that formed part of the substantial grounds to Campden House. Particular care and attention were paid to the materials used, so that this fine home would blend into its setting from the very start, but still retain a contemporary style twist.

A fabulous arched/glazed front door (currently in the process of being updated) leads to the breath-taking, galleried reception hall. This bright, spacious and flexible space has a feature gas fire, Bath stone style flooring, exposed brick, glass & steel. It has a wonderful, peaceful feeling to it and is one of many ideal spots in which to relax.

Positioned to the rear with private garden and courtyard views, is an incredible oak-framed, vaulted kitchen/dining/day room. It has an aspect to all four sides with driftwood style flooring, a feature gas fire and spiral staircase to a bedroom suite with vaulted ceilings, an en-suite shower room and private balcony with stunning elevated views.

The high quality, luxury fitted kitchen has been fitted in a range of two-tone, heritage style units with quartz/oak worktops, a Clearwater instant boil tap and built-in appliances including a wine cooler and range style cooker. The remainder of the ground floor briefly comprises a cloakroom/wc, downstairs shower room, utility room, bedroom 4/reception and a formal, dual aspect drawing room with large log burner and inglenook style fireplace.

From the galleried reception hall is a spiral staircase (which could easily be replaced with a traditional set of stairs) that leads up to the glass/steel galleried landing which in turn gives access to two bedrooms. One bedroom is an en-suite double bedroom, the other a large master bedroom with private, five-piece en-suite bath/shower room.

This impressive property further benefits from gas central heating (pressurised system), double glazing (much being oak framed), a CCTV security and alarm system and is currently being offered for sale with a complete chain.

Entrance to The Coach House is via two sets of electrically operated security gates, the first allowing access into Campden Park, the second to the carriage driveway and parking for the property.

The majority of the established grounds have an east/west aspect, meaning that you can follow the sun or chase the shade whenever the sun makes an appearance. An external staircase from the front leads to the private balcony of one of the bedrooms (accessed by a spiral staircase from the kitchen/dining/day room) with a path that then extends to the rear garden. This peaceful and private garden is easily accessed from the kitchen/dining/day room and has been landscaped with numerous seating areas. It is designed to catch the sun, be it morning or afternoon. To one corner, steps lead to a raised terrace and summer house.

The gardens to the front are primarily laid to lawn with mature trees shrubs and hedging with views toward paddocks

Local Authority: New Forest

Council Tax Band: G

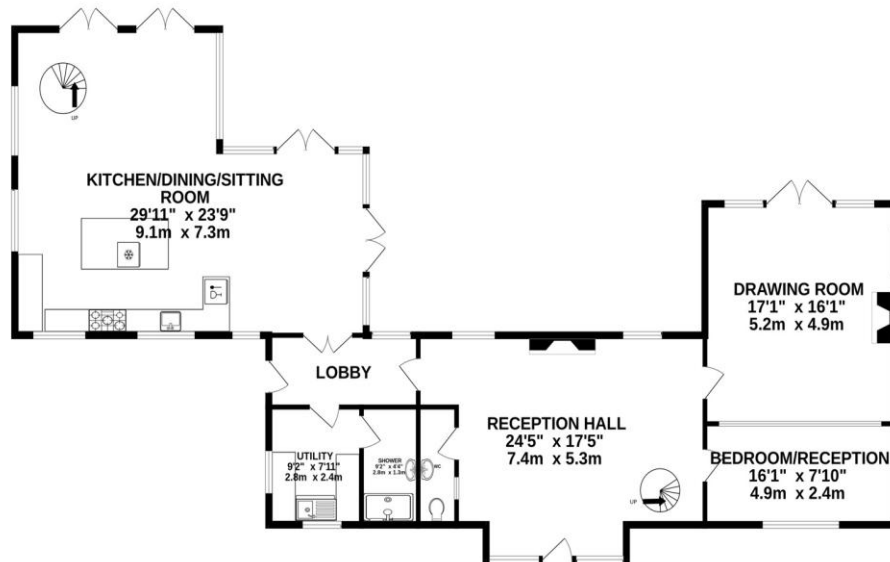
Energy Performance Certificate (EPC): Rating C



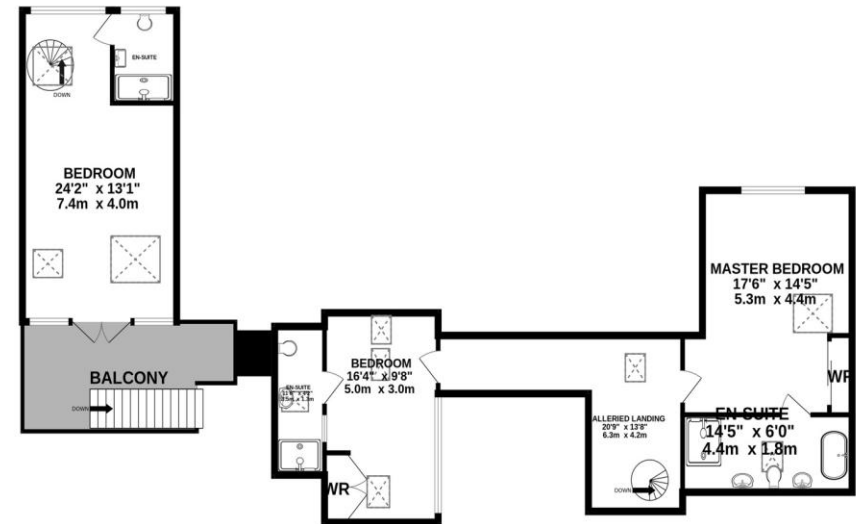




GROUND FLOOR
1561 sq.ft. (145.1 sq.m.) approx.



1ST FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 2570 sq.ft. (238.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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