



One Acre Longmead Road Burley BH24 4BY

**WOOLLEY
& WALLIS**



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Offers in Excess of: £1,250,000

A unique opportunity to purchase a property with **HUGE POTENTIAL** of approximately **2750 SQUARE FEET** overall with outbuildings in the **SOUGHT AFTER** village of Burley within the New Forest. One Acre is an exclusive detached home with **NO CHAIN**, well-maintained gardens and **STUNNING VIEWS** in addition to further potential to extend and upgrade (STPP).



Situation

Burley depicts everything you would expect from a traditional, New Forest village and offers a wide range of activities such as cycling, walking, riding and fishing along with a chocolate box collection of tea rooms, picturesque pubs, gift shops & art galleries. Only 90 miles from London via the M3 and approximately one hour from Heathrow airport, Burley is just a few minutes' drive from the popular town of Ringwood which offers staple amenities such as Waitrose supermarket, boutique shops and popular David Lloyd Health & Leisure Club. The A31 & A338 dual carriageways provide links to the larger coastal shopping towns of Southampton (16 miles west) and Bournemouth (9 miles south), with both offering regional airports.

Interior:

As you go through the front door of the property, in the entrance hall there is a cloakroom/ low level wc directly to the left with a hand wash basin.

The principal hall allows access to all main rooms on the ground floor as well as to the staircase, and to the right of the hall is the sizeable dining room with double aspect views of the garden, paddocks and fields surrounding it.

There is also a storeroom adjacent to the dining room which was previously a playroom, giving extra access to the back garden.

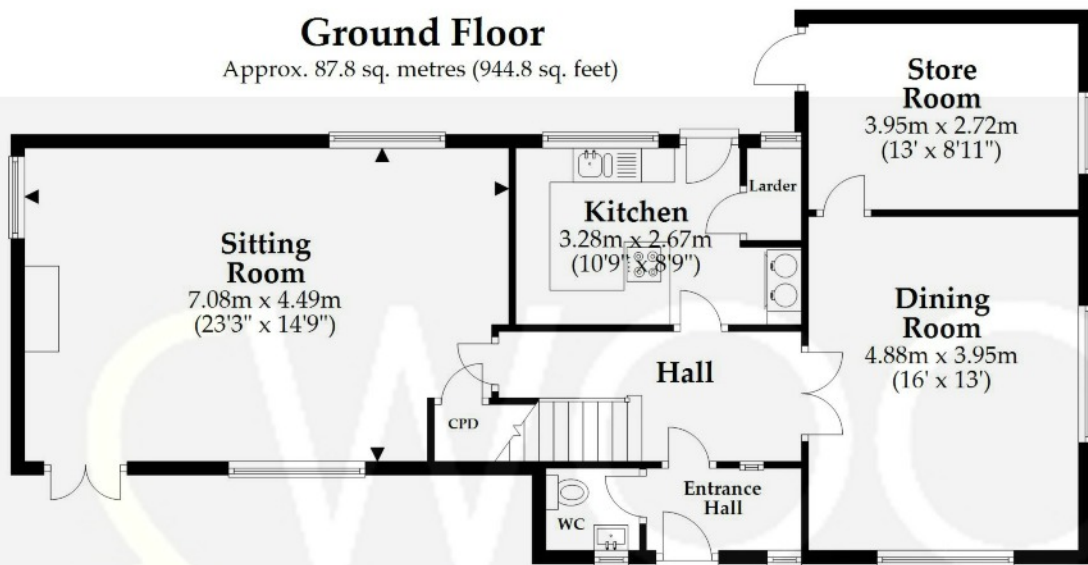
The spacious sitting room in the left wing of the house benefits from natural light coming from the triple aspect views, a fully operational fireplace and double doors leading to the garden.





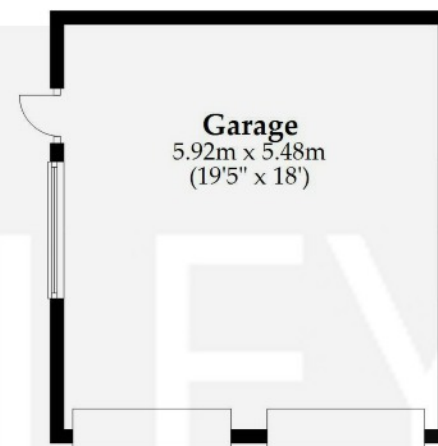
Ground Floor

Approx. 87.8 sq. metres (944.8 sq. feet)



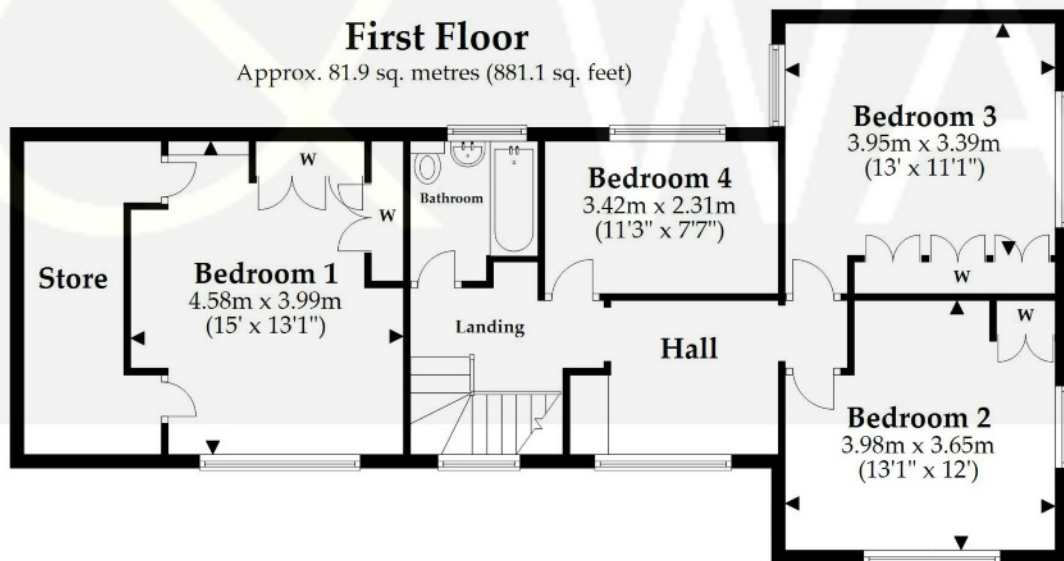
Garage

Approx. 32.4 sq. metres (349.2 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.1 sq. feet)



Outbuilding

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 255.3 sq. metres (2747.6 sq. feet)

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



AGENT'S NOTES
Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services,





Furthermore, the kitchen is equipped with storage units throughout, a ceramic hob, sink, larder and access to the rear garden.

Similarly to the ground floor, the majority of rooms on the first floor have spectacular views.

One Acre is a four-bedroom house (one of which currently functions as a home office) and three of these bedrooms have built in wardrobes.

Exterior:

The front and rear gardens are exquisitely maintained and are bordered by an array of shrubbery and trees.

There is a pond with rockery, a shed and a summer house.

There are double wooden gates which lead onto a sweeping driveway, a double garage and a triple car port.



The property also benefits from forest rights of pasture and mast and hasn't been on the market for 67 years, a true gem and fabulous family home.

Services:

Council Tax Band: tbc
EPC Rating: E

All viewings should be by appointment only arranged through our Ringwood office: Telephone: 01425 482380 or Email: ringwood@w-w.co.uk





