

30 Warnes Lane, Burley, Ringwood,
Hampshire, BH24 4EL

Asking Price **£525,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
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WITHIN NEWFOREST NATIONAL PARK.

A TASTEFUL 5 BEDROOM SEMI-DETACHED HOUSE WITH A DUAL ASPECT SITTING ROOM, AN OPEN PLAN KITCHEN/DINING ROOM, A LARGE REAR GARDEN AND OFF-STREET PARKING, SITUATED IN A HIGHLY REGARDED VILLAGE WITHIN THE NEW FOREST NATIONAL PARK.

A charming, tastefully presented, 1940's built semidetached house offering a large dual aspect Living Room, a spacious Kitchen/Dining Room, five Bedrooms, a modern family Bathroom and an En Suite Bathroom, occupying an attractive plot with a large rear Garden and parking to the rear. Further features include a ground floor Cloakroom, a Utility Room and a Solar panel system.

The property is situated in a sought-after location, close to the centre of the delightful village of Burley, only moments away from the open forest and ideally situated to make use of all the wonderful facilities that The New Forest National Park has to offer. Furthermore, the market town of Ringwood is a short drive away, whilst the larger shopping towns of Southampton and Bournemouth, both with their airports and main line Train Stations, are easily accessible.

INTERNALLY:

A spacious Living Room, which enjoys a dual aspect over the front and rear Gardens, features a log burner and fitted storage furniture.

The Kitchen/Dining Room offers a selection of cupboard and drawer units and a wooden work surface with a centre island which extends to a breakfast bar, there is also space for a selection of appliances.

The ground floor further offers a good size Utility Room and a Cloakroom.

To the first floor is a spacious Landing. Bedrooms One and Two are both good size double rooms with built in cupboards whilst bedroom Three is a good size single room. A modern family Bathroom is fitted with a three-piece suite and benefits from a window to the rear.

The second floor offers two further single Bedrooms both with Velux windows with fold out balconies. Bedroom four is complemented by a modern En Suite Bathroom with a free-standing bath.

EXTERNALLY:

To the front is a gated Garden. The large rear Garden is laid mostly to lawn with a paved patio, raised borders and vegetable beds. There is a selection of sheds and a handy Home Office to the rear of the Garden which has power and WIFI. There is also an EV charging point. In addition, a gate at the back of the garden leads to an area of parking.

COUNCIL BAND: C

TENURE: FREEHOLD

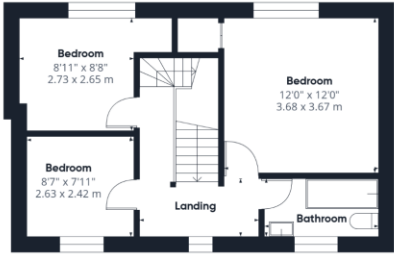


KEY POINTS

- Solar panel system
- Large Garden
- Tastefully presented
- Open plan Kitchen/Dining Room
- Dual aspect Living Room
- Bathroom & En Suite



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1162 ft²
108 m²
Reduced headroom
102 ft²
9.5 m²

(1) Excluding balconies and terraces

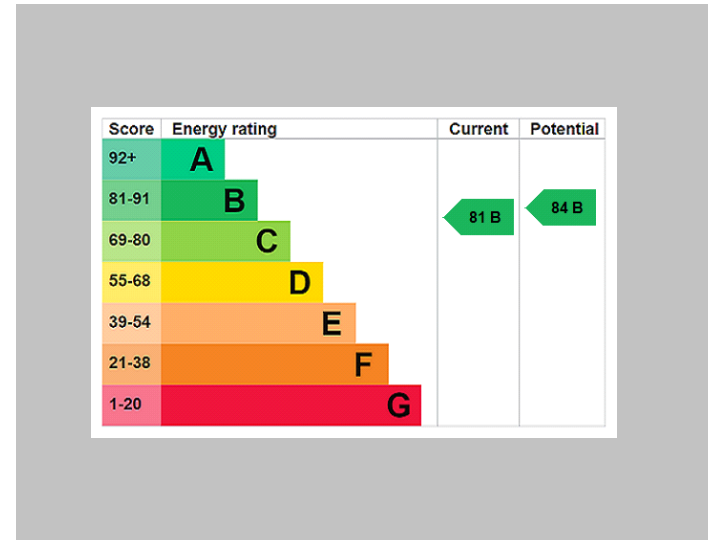
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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