

THORNEY BANK

10 GARDEN ROAD • BURLEY • RINGWOOD • HAMPSHIRE



savills

THORNEY BANK

10 GARDEN ROAD • BURLEY • RINGWOOD • HAMPSHIRE • BH24 4EA

AVAILABLE FOR SALE FOR THE FIRST TIME SINCE 1958 A CHARMING HOUSE
WITH GARDENS EXTENDING TO JUST UNDER 2.5 ACRES ON THE EDGE OF
THE VILLAGE AND WITHIN EASY REACH OF THE FOREST

ACCOMMODATION

Entrance Hall • Dining Room • Sitting Room • Kitchen/Breakfast Room with larder
Utility Room with WC • Cloakroom

5 Bedrooms • Family Bathroom • Separate WC

Garage • Stables • Workshop • Store



Savills Winchester
1 Jewry Street,
Winchester, SO23 8RZ
gmuddle@savills.com
01962 841842



Savills Wimborne
Wessex House, Wimborne
Dorset, BH21 1PB
ashley.rawlings@savills.com
01202 856800

SITUATION

Thorney Bank is situated on one of Burley's most sought after roads and represents a rare opportunity to acquire a charming detached house with land within just 1/4 mile of the centre of what is arguably one of the prettiest villages in the New Forest. The village has an excellent range of facilities including a cafe, several shops, a pub and cider farm and is ideally situated to make full use of the wonderful attractions the Forest has to offer. Sailing at nearby Lymington (9.5 miles), cycling, fishing and shooting, golf at many of the local courses and importantly easy access to a network of paths and bridleways into the New Forest National Park with its unique landscape of heathland, ancient woodland and villages. The Forest also has excellent communication links, with London Waterloo being 90 minutes from Brockenhurst, just 7 miles away, junction 14 of the M27 (to

London) is about 20 miles and Bournemouth and Poole to the West are 18 & 20 miles respectively.

DESCRIPTION

Thorney Bank is thought to have been constructed in 1913 and is a prominent detached village house in the conservation area and in a substantial 'double' plot on this quiet village lane. This most attractive detached property has part rendered, part hung tile elevations under a tiled roof and spacious well arranged accommodation arranged over two floors. The house has changed very little since its original construction and would now benefit from modernisation but the position of the house undoubtedly warrants the investment. On the ground floor there is a spacious family kitchen with AGA, a sitting room with open fireplace, dining room with fireplace and hall, on the first floor there are five bedrooms, a bathroom and separate wc.

OUTSIDE

The house is approached from the lane where a private drive provides parking for several cars and access to a triple garage block. In addition there is a pedestrian access to the front garden further down the lane. The property sits wonderfully centrally to this level plot which extends in total to approximately 2.47 acres with a combination of mature hedging, fencing and some fine trees making up the boundary. To the front of the house is a lawn and walled area with terrace and fishpond. Immediately to the rear of the house is another large area of lawn with further stone terrace and path leading towards the rear of the plot. On the northern flank is a pretty timber stable building with clay tiled roof. To the rear of the plot, which is enclosed with post and rail fencing, are two further outbuildings and a kitchen garden.



DIRECTIONS

From the A31 follow signs to Burley and proceed into the village. Garden Road in on the right hand side just before The Old Farmhouse restaurant and tea room. The house is located on the right hand side after 100 yards.

SERVICES

Mains electricity, water and drainage. Night storage heaters. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

POSTCODE

BH24 4EA.

FIXTURES AND FITTINGS

Only those mentioned in the sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

LOCAL AUTHORITY

New Forest District Council ,Town Hall, Avenue Road, Lymington, SO41 9ZG. Tel: 01590 646111

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

AGENT'S NOTE

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

PURCHASER'S NOTE

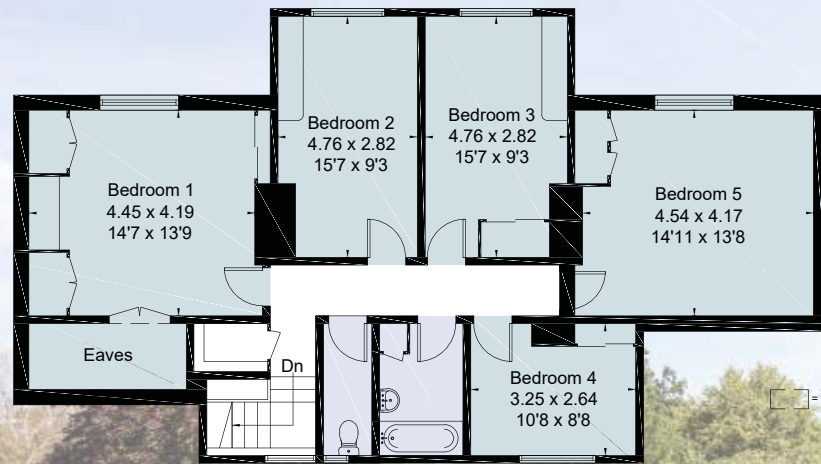
There is a restrictive covenant on future residential development.

VIEWING

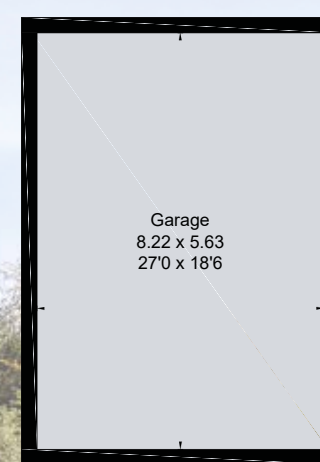
Strictly by appointment with Savills.



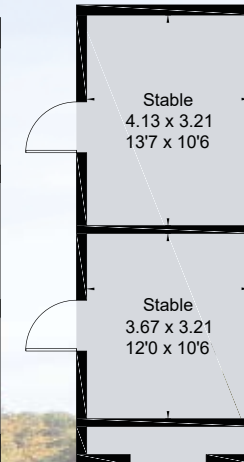
Approximate Area = 223.3 sq m / 2404 sq ft
 Garage = 46.3 sq m / 498 sq ft
 Outbuildings = 67.4 sq m / 725 sq ft
 Total = 337 sq m / 3627 sq ft
 Including Limited Use Area (2.9 sq m / 31 sq ft)



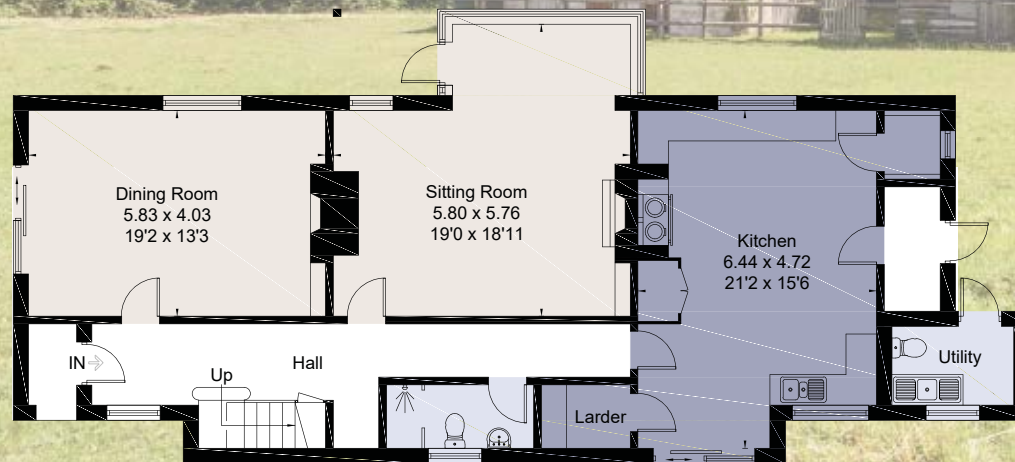
First Floor



(Not Shown In Actual Location / Orientation)



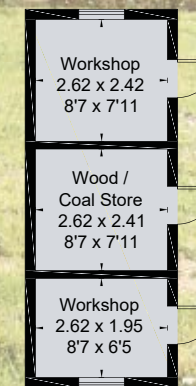
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Important Notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken 2019. 11092019SB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



SAVILLS.CO.UK