



26 Stibbs Way

*Bransgore, Christchurch, BH23 8HG*

SPENCERS  
NEW FOREST







*A rare opportunity to purchase a wonderful family home which offers flexible accommodation throughout as well as interconnecting ground floor annexe*

## The Property

Access is gained through the front door, leading into a spacious entrance hall which has tiled flooring, a useful shower room and a staircase rising to the first floor.

The lounge is generous in size, comprising a feature fireplace with gas fire and a dual aspect, allowing for an abundance of natural light and views to the front and rear of the property. Additionally, there is a separate formal dining room which leads into the conservatory, offering delightful views and access to the rear garden.

The modern and stylish kitchen comprises a range of white base, wall and drawer units, topped with Quartz work surfaces, an integral double oven, dishwasher and separate full height fridge and freezer. The kitchen is open to a wonderful dining area which has a part vaulted ceiling with exposed beams and a door leading to the rear garden.

The property offers great potential for multi-generational living, as alongside the kitchen, there is a useful utility room which could be reconfigured as a kitchen, comprising additional units, sink, space and plumbing for white goods and a useful side door, perfect for muddy boots and paws or a separate access point. Bedroom five has fitted wardrobe space and an ensuite shower room, complimented by a spacious reception room which is currently utilised as a study but would make a great living room for the annexe.

**£750,000**

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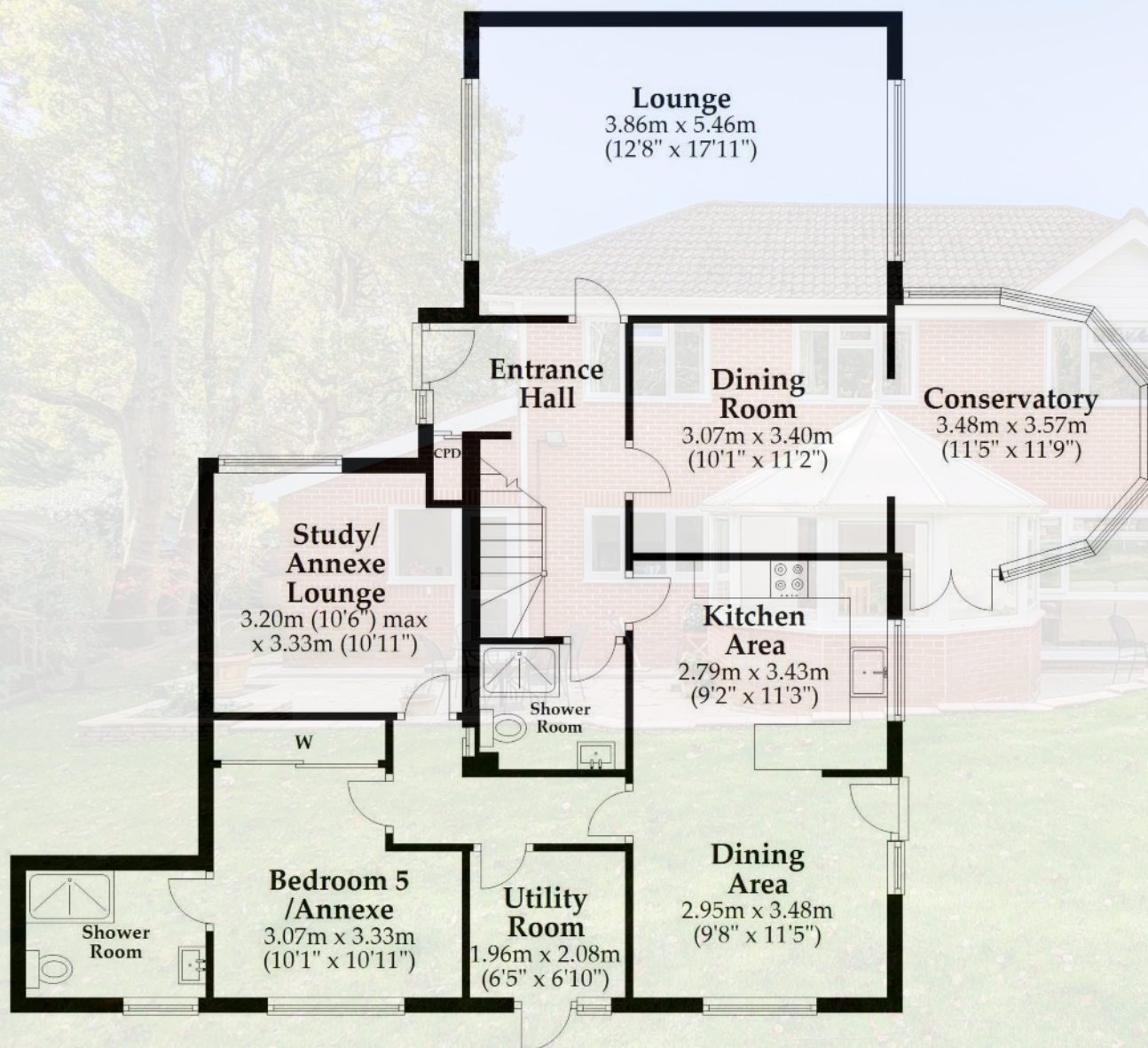


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## FLOOR PLAN

### Ground Floor

Approx. 111.7 sq. metres (1202.6 sq. feet)



### First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Total area: approx. 165.1 sq. metres (1777.2 sq. feet)

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





*The property is ideally tucked away on a popular cul-de-sac, located within easy walking distance of the village amenities and moments away from the New Forest*

## The Property Continued...

A staircase rises to first floor landing which is bright and airy, providing access to four good-sized bedrooms, three of which have charming rear aspect views. The bedrooms are serviced by the family bathroom which comprises a fitted bath with shower over, hand wash basin and WC.

## Grounds & Gardens

The property is bounded by a tarmac driveway, providing ample parking for several vehicles and access to the attached garage which benefits from power, light and an electric door. There is access to rear garden to both sides of the property.

The rear garden is of a generous size and is mainly laid to lawn, enclosed by mature hedging and trees, creating an element of privacy and tranquillity. Further benefits include a raised area to the rear of the garden, ideal for catching the evening sun.

Abutting the rear of the property, there is a lovely terrace, providing the perfect place for alfresco dining.

## Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

All mains services connected







## The Situation

The village of Bransgore lies on the edge of the New Forest, within easy reach by car of popular beaches and the towns of Christchurch and Bournemouth. The village boasts a well regarded primary school, sports field and children's playground, as well as many woodland walks. The nearby picturesque village of Burley boasts a range of boutique shops, a dispensing GP surgery and two public houses. Burley also enjoys an active village community with a village hall, cricket club and a popular 9 hole golf course. The sailing centres of Lymington and Christchurch are both nearby with Lymington also offering a ferry service to the Isle of Wight. The larger coastal cities of Bournemouth and Southampton are both easily accessible, as is the Cathedral City of Winchester. Bournemouth boasts an international airport with an increasing number of national and international destinations, as does Southampton.

## Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue along Burley Road and turn right onto Burnt House Lane. Proceed along the road for a short distance and take the first left hand turn onto Stibbs Way. Follow the road along, take the first turning on the left and the property will be found at the end of the lane on the right.

## Viewing

By prior appointment only with the vendors selling 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 fittings, 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.





*The Parish encompasses peaceful rural hamlets of country houses and thatched cottages yet is within easy reach of Dorset's sandy beaches*

## The Local Area

Bransgore is a bit of a secret. This village in the south western corner of the New Forest has a good selection of facilities, strong community, and easy access to Dorset's sandy beaches. In the centre of Bransgore is a convenient parade of useful shops (such as a bakery, cafe and Co-op) as well as a medical centre. There's a well-used village hall with a sizeable recreation ground, supporting a number of clubs and activities, and a clutch of popular local dining inns including The Carpenter Arms, The Three Tuns and The Crown. There are a number of excellent schools in the area. These include: Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington and King Edward VI Southampton. The public schools of Canford and Bryanston are within an hour's drive.

## Points Of Interest

The Three Tuns Public House	0 Miles
Bransgore Primary School	0.1 Miles
The Crown Public House	0.3 Miles
Twin Oaks Medical Centre	0.4 Miles
Hinton Admiral Station	1.9 Miles
Highcliffe School	3.2 Miles
Chewton Glen Hotel and Spa	3.5 Miles
Christchurch Railway Station	5.5 Miles
Bournemouth Hospital	7 Miles





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

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