



18 Hungerfield Close

*Bransgore, Christchurch, BH23 8NB*

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*This wonderful three-bedroom detached bungalow is tucked away in a quiet cul-de-sac in the popular village of Bransgore, within easy walking distance of the local amenities*

## The Property

Upon entering the entrance hall, access is provided into the kitchen/breakfast room, which is fully fitted with base and wall level units, a built-in fridge/freezer, dishwasher, washing machine and Range cooker with an overhead extractor fan. Alongside the kitchen is a breakfast bar and space for a dining table and chairs as well as an external door leading out to the rear garden.

Situated opposite the kitchen is a generously sized dining room which is a versatile space that could also double up as bedroom four or a home office/study.

The property offers three good-sized bedrooms, two of which are situated to the front of the property, whilst bedroom two sits to the rear. Bedroom one is fitted with a comprehensive range of built-in furniture and also houses the airing cupboard. The bedroom accommodation is serviced by a family bathroom and separate shower room.

The sitting room is situated at the end of the of the property and is generous in size, with a feature fireplace with an electric fire. There is an abundance of light, provided by the conservatory which sits alongside and gives access to the rear garden.



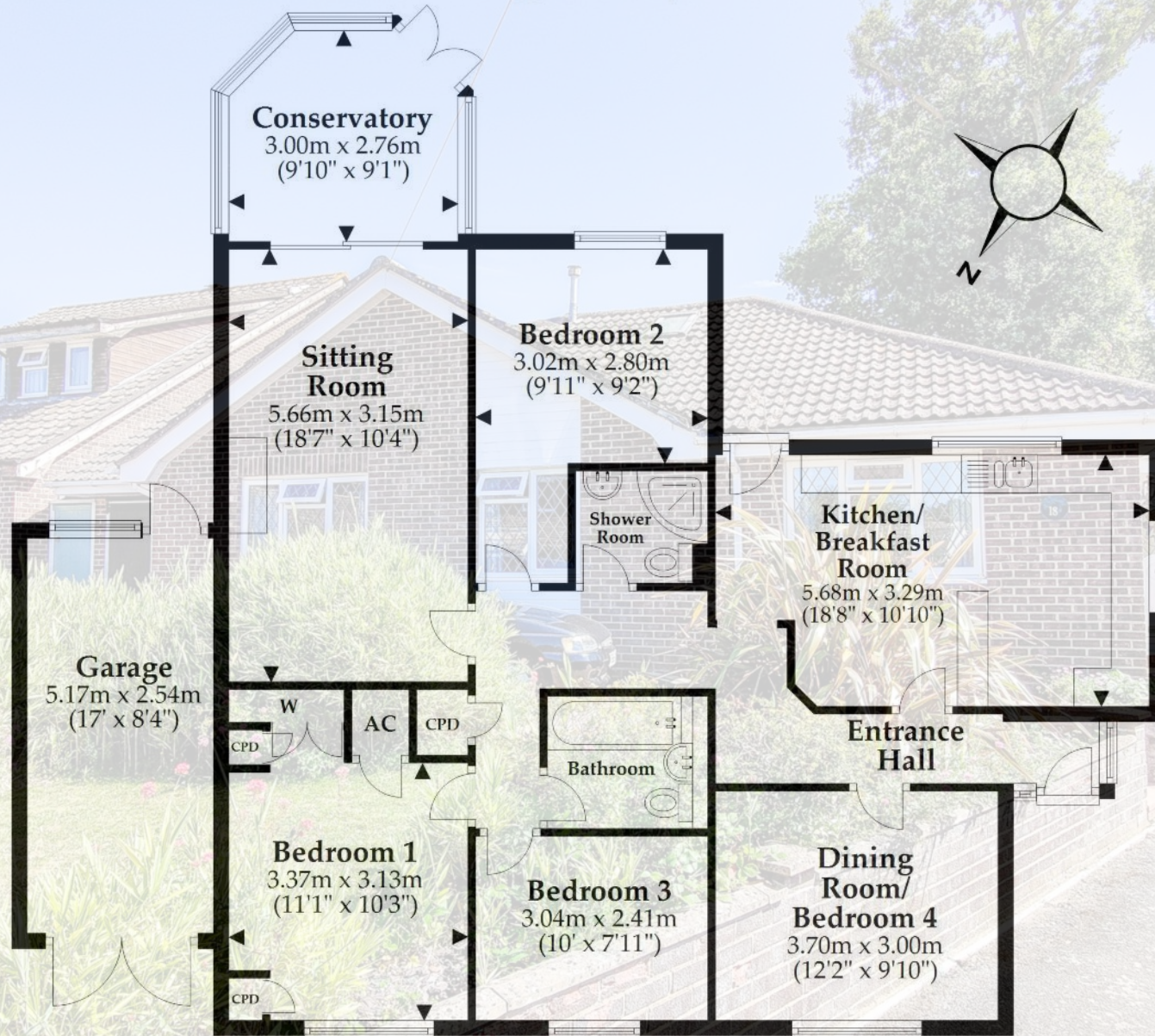
***Guide Price £480,000***



FLOOR PLAN

# Ground Floor

Approx. 120.8 sq. metres (1300.1 sq. feet)



Total area: approx. 120.8 sq. metres (1300.1 sq. feet)

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





*Available to the market with No Forward Chain - Further benefits include off-road parking and a charming south easterly facing garden*

## Grounds & Gardens

To the front of the property, there is a paved driveway which provides off-road parking for several vehicles and gives access to the single garage. The front garden is laid to lawn and bordered by mature shrubs and plants.

The rear garden is mainly laid to level lawn and features a paved terraced which abuts the whole of the property. Amongst the lawned area, there is a water feature and an additional rear terraced area.

There is a newly erected fence around the perimeter of the garden, screened by mature shrubs and plant beds, creating a tranquil and peaceful garden space. Rear access to the garage is also provided from the garden.



## Services

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold



All mains services connected







## The Situation

The village of Brangsgore 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 Brangsgore village. At the Crown Public Inn crossroads, turn right and proceed through the village, passing the parade of shops. After approximately 400 yards, turn left into Derritt Lane, signposted to Sopley. Turn immediately left into Brookside Road, and after approximately 100 yards turn left into Hungerfield Close. After a short distance, you will find the property on your right hand side.

## Viewing

By prior appointment only with the vendors sole 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	0.8 Miles
Bransgore Primary School	0.8 Miles
The Crown Public House	0.5 Miles
Twin Oaks Medical Centre	0.4 Miles
Hinton Admiral Station	2.6 Miles
Highcliffe School	4.1 Miles
Bournemouth Hospital	7 Miles





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

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