



4 Bramble Way

Bransgore, Christchurch, BH23 8NA

SPENCERS
NEW FOREST





Situated in a central village location, within walking distance of all the local amenities Bransgore has to offer, lies this spacious four bedroom detached bungalow

The Property

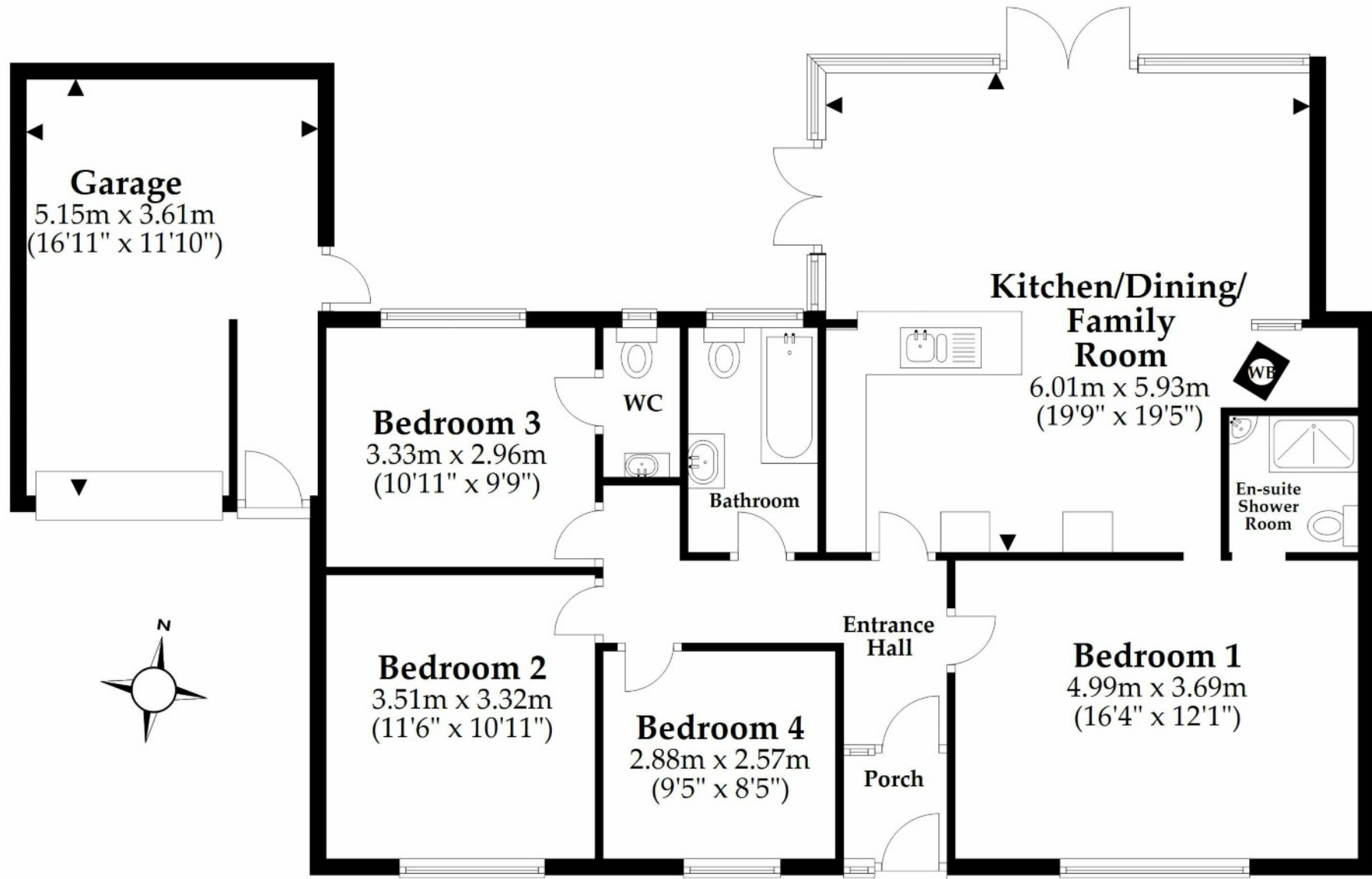
Upon entering the property, there is a porch area which leads on to a further entrance hall which provides access to all rooms.

The spacious open plan kitchen, living and dining area provides an abundance of natural light through double glazed windows and two sets of French doors which provide access to the rear terrace and garden beyond. The kitchen is fully fitted with a range of modern high and low-level storage units, topped with work surfaces, a Flavel gas range cooker with seven burners and four cooking compartments with large, concealed extractor fan over, and space and plumbing for white goods including a washing machine and American style double fridge/freezer. This room also features an area for dining and a living area which benefits from a feature wood burner with tiled hearth, creating the perfect family room.

Further to this there are an additional four bedrooms, with the good-sized principal bedroom featuring single aspect views over the front elevation and further benefits from a modern ensuite shower room, comprising a walk-in shower with overhead rainfall shower, a hand wash basin and low level WC. Bedroom two also features single aspect views and an ensuite cloakroom. The two additional bedrooms, both single aspect views and serviced by the family bathroom, comprising a fitted bath, low level WC, hand wash basin and additional space for storage units.

Ground Floor

Approx. 121.5 sq. metres (1307.4 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

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



The property further benefits from off street parking, a private rear garden and has been recently extended and modernised by the current owners

Grounds & Gardens

To the front of the property is a large paved and shingle driveway providing off road parking for numerous cars with the rest of the front garden laid to level lawn. To the left of the property is the garage, which features power and lighting.

Access can be gained to the rear garden through large wooden gates to the right of the property. The rear garden is mainly laid to level lawn with two terraced areas at the abut the property and provide the perfect place for al fresco dining. The garden is bordered by wooden panelled fencing with a picket fence to the rear and mature tree and shrub borders and backs onto a wooded copse which creates a sense of seclusion and privacy. There is a further area of shingle to the rear of the garden which drops down to an area of artificial grass. The garden further benefits from a wooden shed and is interspersed with fruit trees.

Services

Energy Performance Rating: C
Council Tax Band: D
Tenure: Freehold
All mains services connected



£499,950



1



4



2



The Situation

The Property is located close to the village centre which offers a variety of shops including a post office and large convenience store. The wider area has much to offer to the modern family. The New Forest National Park is just a short drive away, with the stunning Dorset and Hampshire coastline approximately five miles south. Places of interest include Christchurch Harbour, Highcliffe Castle, and historic Christchurch Priory and ruins. There are opportunities for water sports and equestrian activities, and a variety of golf courses in stunning coastal and forest settings. The area offers a range of family attractions for days out. The nearest mainline train station is Christchurch (approximately 4.8 miles away), which runs to Waterloo in approximately two hours. There are airports at Bournemouth and Southampton, offering both domestic and international flights.

Directions

From our office in Burley, proceed along Pound Lane and across the forest. Continue along Burley Road and turn right onto Burnt House Lane. Proceed along the road for roughly 500 yards and the turning for Elmers Way is on the left. Follow this road around the sharp left bend and take the first left turn onto Bramble Close, the property will be directly in front of you.

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 and 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. The parish also encompasses the adjacent village of Thorney Hill and a few charming, peaceful rural hamlets of country houses and thatched cottages, including Neacroft, Godwinscroft and Waterditch. 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's 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. Property includes modern family homes on leafy roads, thatched cottages and Victorian and Edwardian country houses. As for travelling there is a mainline station a mile or so away at Hinton Admiral plus access to the A31 at Picket Post.

Points Of Interest

Twin Oaks Medical Centre	0.6 Miles
The Three Tuns	0.9 Miles
Bransgore Primary School	0.3 Miles
Hinton Admiral Station	3.5 Miles
Chewton Glen Hotel and Spa	4.7 Miles
Ballard Private School	6.3 Miles
Sway Mainline Railway Station	9.0 Miles



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

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