



2 Mount Pleasant Drive

*Bransgore, Christchurch, BH23 8BZ*

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*A generously proportioned four-bedroom detached family home, situated on a quiet road in the village of Bransgore, within walking distance of local amenities. Benefiting greatly from two integral garages, off-road parking and landscaped south facing gardens*

## The Property

An entrance porch with glazed internal windows opens into the entrance hall which provides access to the ground floor accommodation and the staircase which rises to the first floor. From here, a door leads through into a light and spacious sitting room, which is open plan to the adjoining dining room which features sliding patio doors leading to the rear garden.

To the rear of the property, the kitchen benefits from a large window providing views of the charming sunny garden. It also comprises a range of base, wall and drawer units, a generously sized utility room which offers additional cupboard units, a sink and space and plumbing for a washing machine, tumble dryer and fridge freezer. An external door leads out to the side garden.

The staircase leads to a galleried landing which provides access to four double bedrooms, all with fitted wardrobes and the family bathroom. The principal bedroom benefits from an en-suite and a balcony, which sits above the garage and benefits from far reaching westerly views towards Christchurch Quay.

**£650,000**



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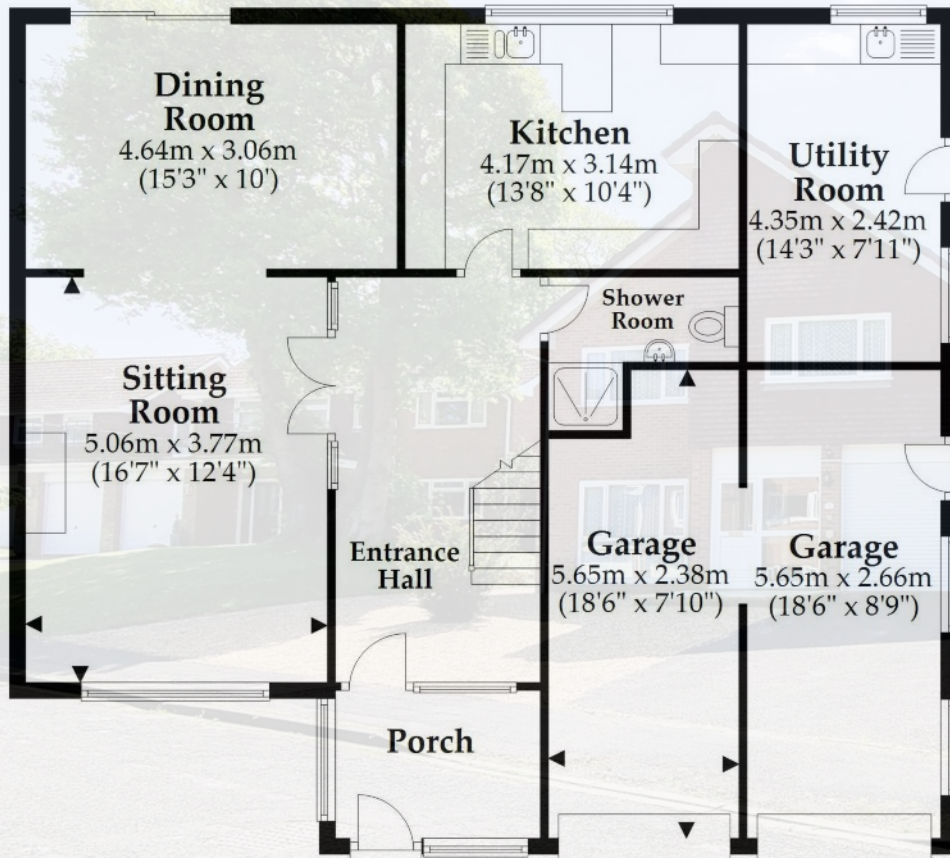


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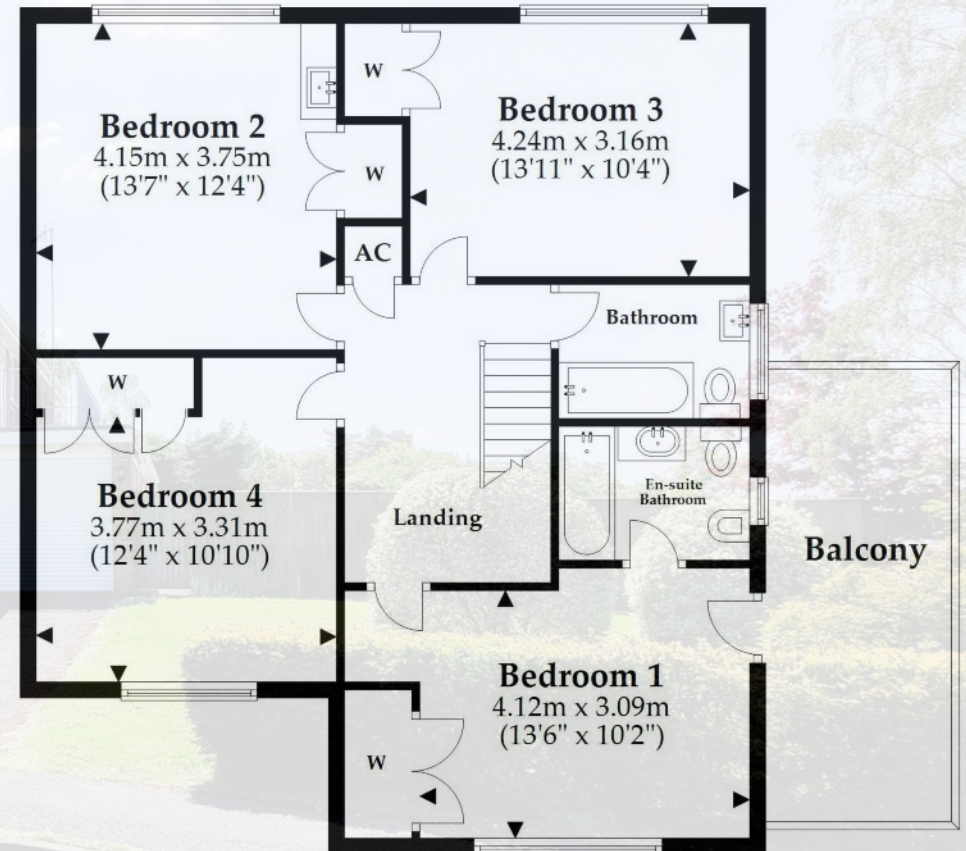
## Ground Floor

Approx. 109.0 sq. metres (1173.6 sq. feet)



## First Floor

Approx. 83.5 sq. metres (899.0 sq. feet)



Total area: approx. 192.5 sq. metres (2072.6 sq. feet)

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





*The property has been maintained to a high standard and offers a fantastic opportunity for modernization and potential extension (STPP)*

## Grounds & Gardens

The property offers a large south facing garden which wraps around the westerly aspect and is bordered by mature hedgerows, shrubs, trees and fencing which provides much seclusion and privacy. The garden is primarily laid to lawn, with a paved patio abutting the rear of the property. A shed is located to one side of the garden, with a side access gate to the other, providing access to the driveway.

To the front of the property, the driveway provides ample off-road parking, as well as access to the garages. There is a large area of lawn which wraps around the property and is planted with attractive trees and shrubs.

## Directions

From Burley, head towards Bransgore along Pound Lane/Burley Road and proceed through Thorney Hill, crossing the cattle grid and then take the third turning on your right into Bransgore Gardens. Take the first right, continuing on Bransgore Gardens until it reaches Mount Pleasant Drive. Turn left and the property can be found immediately on your right.







## The Situation

The property is situated in a sought after location, close to and within easy walking distance of the village centre. 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, restaurants, 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, each within very easy reach. Condor Ferries to the Channel Islands are situated in nearby Poole.

## Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

All mains services connected

## 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 two medical centres. 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.







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

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