



Old Lawn Cottage

Croft Road, Neacroft, Christchurch, BH23 8JS

SPENCERS
NEW FOREST





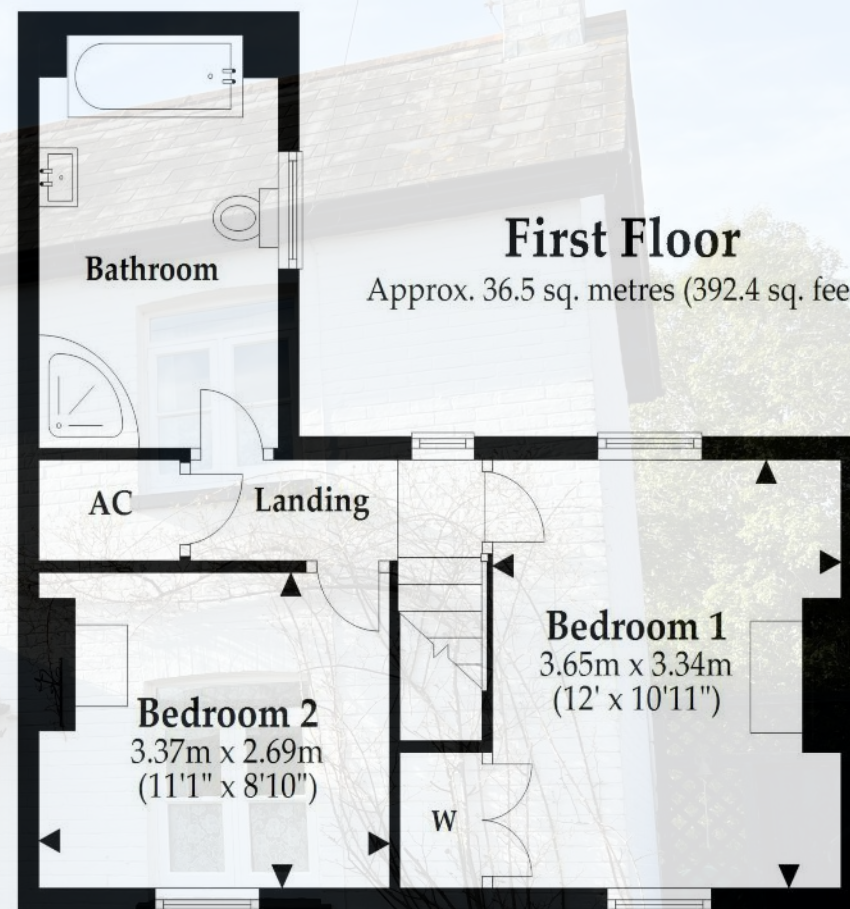
A delightful property presented in excellent order throughout with French doors leading to the rear garden

The Property

The property is nicely set back from the road with a manageable front garden and porch. Upon entering the property through the main door at the front of the house and into the entrance hall, there is access to both living areas and the staircase to the first floor. Immediately on your right is the main bright and airy living room which boasts lovely wooden flooring and a sympathetically restored original fireplace. Double doors at the back of the living room gives access to the rear garden. Back from the entrance hall to the left is the dining room which houses similarly beautiful wooden flooring, original fireplace, and well-built wooden alcove units. Further storage can be found under the stairs. The property benefits from a good sized kitchen which offers standalone units and cooker with space for a two seater breakfast table. There is also further access to the rear garden from the kitchen via the back door.

Upstairs there are two generous double bedrooms, both offering lovely character features throughout, with original fireplaces and laid with wooden flooring. The principal bedroom benefits from a double aspect view. Just off of the hallway is a separate four-piece bathroom. The property benefits from possible further extensions to create even more space (STTP) and is offered to the market with no onward chain.





Total area: approx. 74.2 sq. metres (798.5 sq. feet)

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



The property is situated in the charming village of Neacroft

Grounds & Gardens

The front garden provides the perfect addition to the greenery of the plot and enables the house to sit back off of the road, resulting in off street parking for one car. The front garden is mostly laid to lawn and is edged by hedgerows, offering privacy to the plot. There is side access from the front through a gated entrance that takes you immediately through to the rear garden. The rear garden is laid to lawn and benefits from a lovely seating area which can be accessed via the French doors leading from the living room and the single door from the kitchen. The rear garden is bordered mostly by thick hedging, again adding to the greenery of the space and allowing for seclusion. A store room completes the outside space, ideal for a variety of options.

Directions

From our office in Burley, proceed along Pound Lane and out across the open forest for approximately 3.5 miles towards Bransgore. At the junction, turn left onto the Ringwood Road and follow the road round to the right passing the Three Tuns Public House and the Church. Continue across the bridge and take the first turning on the right into Harrow Road. Follow the road down and turn left into Croft Road. Follow this road for around 200 yards and Old Lawn Cottage is on your right.



£540,000





The Situation

The property is located in a most desirable location in the semi-rural hamlet of Neacroft in the New Forest National Park. The nearby village of Bransgore offers a range of amenities including a post office, supermarket, and a number of local shops, including a bakery and butcher. The local primary school is very well regarded. The wider area has much to offer 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 Mudeford Quay. There are opportunities for watersports and equestrian activities, and a variety of golf courses in stunning coastal and rural settings. The area offers a range of family attractions for days out. The nearest train station is Hinton Admiral (approximately 1.5 miles away), which runs to Waterloo in approximately two hours. There are airports at Bournemouth and Southampton, offering both domestic and international flights.

Services

Energy Performance Rating: D Current: 55 Potential: 79

Mains electricity and water.

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 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, Godwincroft 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 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's a mainline station a mile or so away at Hinton Admiral plus access to the A31 at Picket Post.

The Three Tuns	0.5 Miles
Bransgore Primary School	0.5 Miles
Twin Oaks Medical Centre	0.7 Miles
Hinton Admiral Station	1.3 Miles
Chewton Glen Hotel and Spa	2.6 Miles
The Noisy Lobster	2.9 Miles
Ballard Private School	3.1 Miles
Bournemouth Hospital	4.4 Miles
Sway Mainline Railway Station	5.3 Miles



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

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