



Pineview Cottage

Lyndhurst Road, Bransgore, Christchurch, BH23 8JY

SPENCERS





An immaculately presented and comprehensively renovated and extended, detached residence, located in the rural hamlet of Godwincroft, featuring picturesque views across neighbouring farmland.

This stunning home is eye catching throughout and the specification and meticulous attention to detail is impressive

The Property

There are a multitude of highlights, which perhaps can only be appreciated by an internal viewing. These include a bespoke, handmade wooden kitchen with a 'Modern Georgian feel', Quartz worktops, marble flooring, stunning views from all rooms, stone tiled Mandarin Stone, solid wood doors, a healthy amount of fitted wardrobes, as well as spacious and flexible accommodation throughout.

The rooms flow effortlessly and offer the elusive fusion of character charm and modern, luxury features. From the warm, inviting lounge with a wonderful outlook to the rear to the four generous bedrooms, not to mention an exceptional studio/home office in the garden.

£1,095,000



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Additional Information

Property Type: Detached

Energy Performance Rating: D Current: 62 D Potential: 80 C

Council Tax Band: F

Tenure: Freehold

Services: Mains electric and water

Drainage: Private drainage, septic tank

Parking: Private driveway and tandem garage

Broadband: FFTP. Superfast broadband with speeds of 43 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity



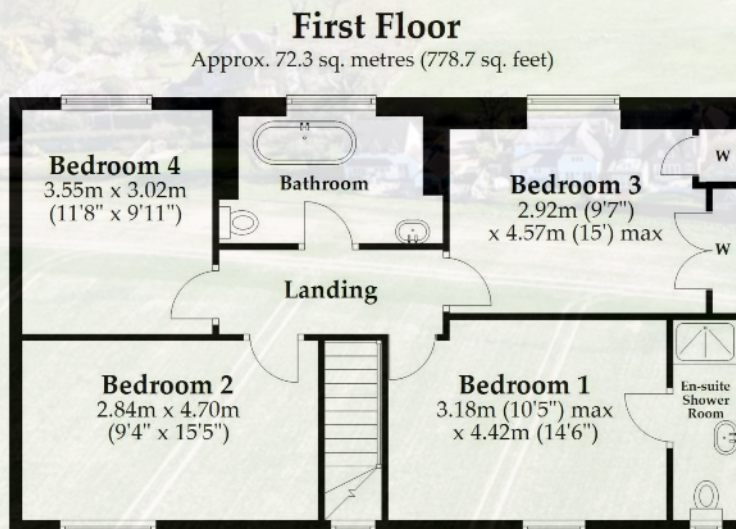
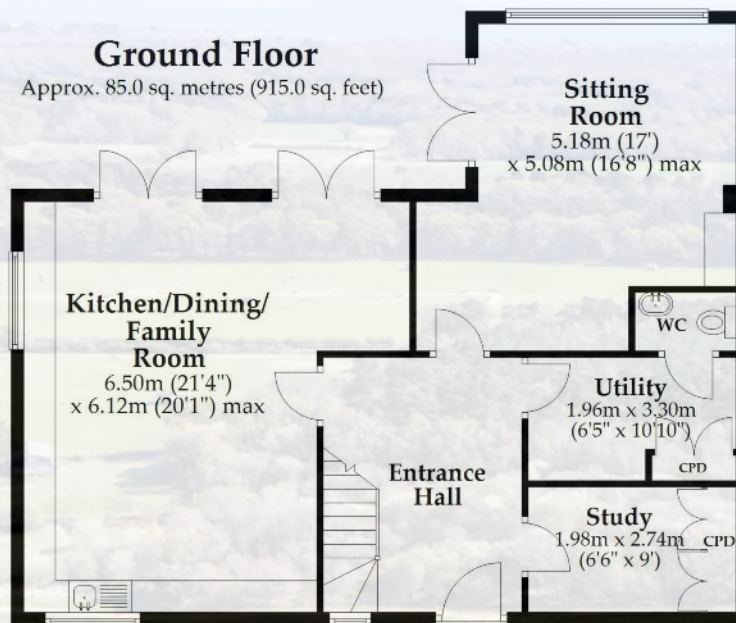
Property Video

Point your camera at the QR code below to view our professionally produced video.



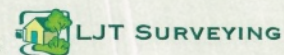






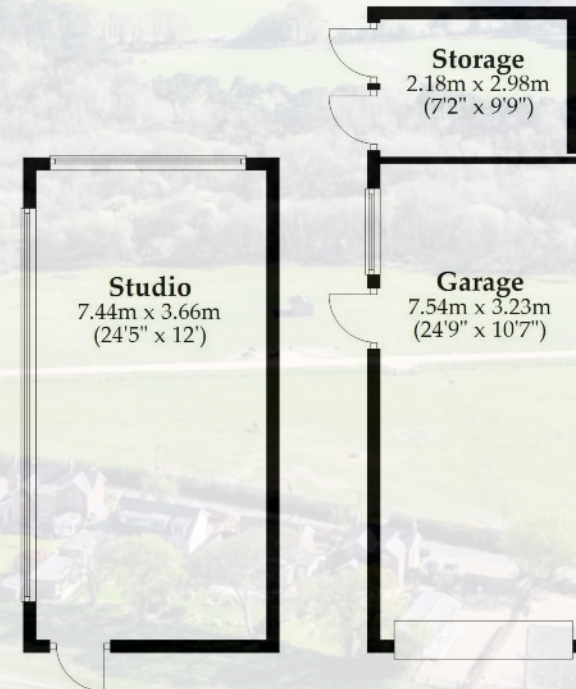
Total area: approx. 215.7 sq. metres (2321.8 sq. feet)

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



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

Outbuildings
Approx. 58.4 sq. metres (628.1 sq. feet)



Important Information

Spencers Property 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.



Outside

The property is nestled in a set-back from the road position, with an attractive approach and offering ample off-road parking. A tandem garage with adjoining store is conveyed. The delightful gardens offer a relaxing and tranquil retreat and are private and enclosed, featuring many areas to enjoy the sun and views of the green surroundings. The aforementioned studio also benefits from A/C and bi-fold doors and could be adapted to suit individual preference.

Directions

From the centre of Bransgore, proceed towards The Crown pub, and go straight over the crossroad to remain on Ringwood Road. Continue along Ringwood Road out of the village, and then take the second right onto Lyndhurst Road where the property can be found after a short distance on your right.







The Situation

The property is located in a desirable location in the semi-rural hamlet of Godwinscroft 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



The Local Area

The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons. This is the New Forest on holiday as imagined by visitors: quaint and old-fashioned with ponies wandering down the high street. In Burley there's a perpetual feeling of having escaped, that you are away from it all, especially as it is tucked in the lee of wooded slopes. There's a lovely sense of community and a range of activities to enjoy locally including cycling, horse riding, coarse fishing and the Burley Golf Club with a nine-hole heathland course.



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

E: The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersproperty.co.uk

www.spencersproperty.co.uk