



Forest Edge

Forest Edge, Dial Close, Bransgore, Christchurch, BH23 8DH

SPENCERS
NEW FOREST





A deceptively spacious detached home situated in a fantastic plot with woodland views at the rear. Positioned in a tranquil setting on a private road within the National Park and the amenities of both Bransgore and Burley. Forest Edge is offered to the market in immaculate condition, offering four/five bedrooms and versatile living accommodation throughout with plenty of off street parking and a detached tandem garage.

The Property

A covered porch, with log store, leads you through the main front door into a welcoming hallway, where all downstairs accommodation can be found. The main hallway connects through to a further inner hallway that opens up into a lovely bright and airy kitchen, with access through to a dining room, that offers half wall divide to allow for an element of separation. The kitchen itself offers a generous amount of low lying and eye storage level units all sat under wooden worksurfaces and positioned on tiled flooring throughout. A free-standing Range style gas cooker sits at one end and a butler style double sink sat under the large window overlooking the front garden and further space in the middle for a freestanding, movable, kitchen island. A door from the kitchen allows access to the side of the house where the off-street parking can be found. The spacious dining room is laid with a lovely solid wood herringbone flooring and gives views over the rear garden and flows beautifully from the kitchen, and with doors leading to the garden, makes this an ideal entertaining and family space all year around.



A large sitting room is accessed back through the hallway, equally offering solid wood herringbone flooring and triple aspect views of the front garden. Two double bedrooms sit at the end of the house, one of which makes for a versatile study if need be, laid with solid wood flooring and panelled walls. A further double bedroom sits along the hallway offering full length in built wardrobes. All three of these bedrooms are serviced by a three-piece bathroom and a further separate W/C with wash basin which also house the utilities. Stairs from the inner hallway lead to the first floor landing, where two further double bedrooms are found. Immediately on your left is a double bedroom with corner en-suite and across the hall is the larger double bedroom with dressing area, giving in built wardrobes either side upon entry, a large double bedroom with Velux windows and a lovely three-piece ensuite at the end with double aspect.

£1,050,000



2



4/5

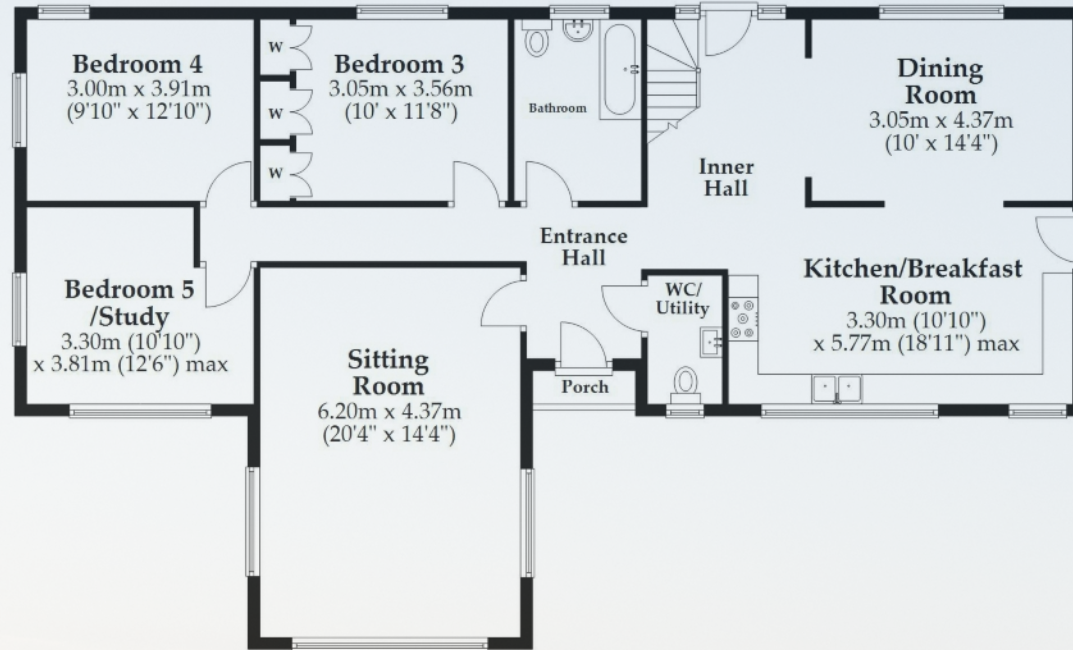


3

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

Ground Floor

Approx. 128.6 sq. metres (1384.3 sq. feet)



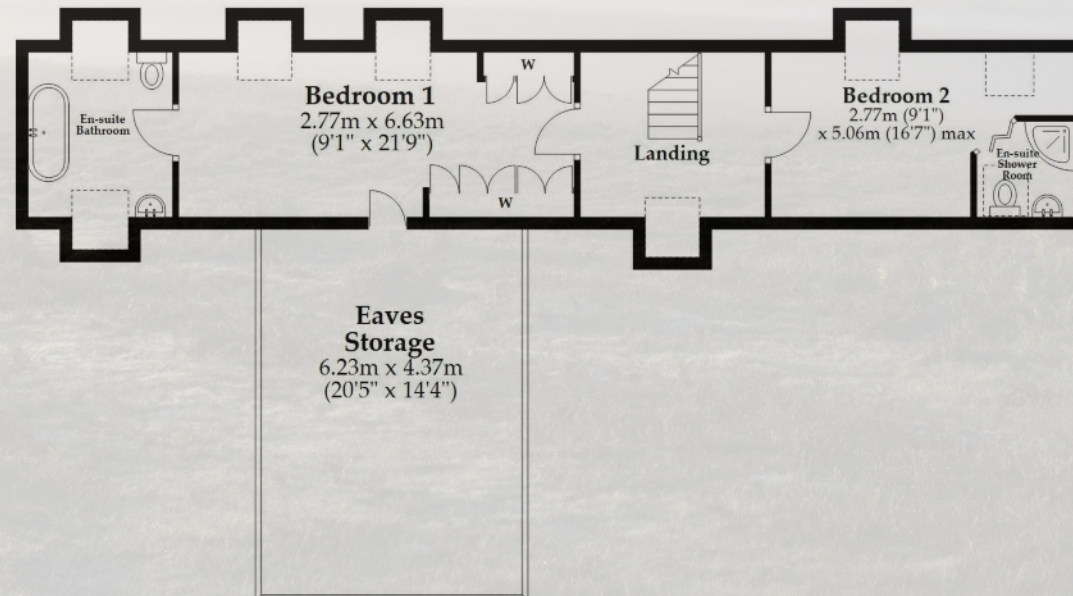
Garage

Approx. 42.5 sq. metres (457.0 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



Total area: approx. 223.0 sq. metres (2399.8 sq. feet)

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



Grounds & Gardens

A five barred wooden gate opens up to a gravel driveway that leads to a large tandem garage with up and over doors. Two access gates at the front and further at the side. The driveway itself allows for off street parking for multiple cars and sits to the side of a lovely front garden that is mostly laid to lawn and bordered and enclosed by large mature hedgerow and planting giving it good seclusion. The gravel driveway leads to a front patio area with seating, that continues to the front door giving access to the property. The rear garden is equally mostly laid to lawn with a patio area that sits to the rear of the property and access from the inner hall to the house. The garden itself creates the element of uniqueness to this property and truly provides the property its peaceful and tranquil setting with an array of further hedged borders, meandered bedding with planting and trees either side and a further patio seating area set within, ideal for relaxing alfresco dining whilst taking in the woodland views at the rear. A further two garden sheds and greenhouse completes the outside space which has further side fencing and gated entrance to the front of the property.



Directions

Exit the A31, signposted Burley. Take the road towards Burley into the village and at the centre of the village, turn right at the crossroads onto Pound Lane, signposted Bransgore. Follow this road for approximately 3 miles through the beautiful open countryside and upon entering the village of Bransgore, turn left into a private road, where the property is situated further along on your left hand side.



The Situation

The property is set in a secluded and leafy setting, accessed from a private lane set off Burley Road. 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

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 72 C Potential: 81 B

Services: All Mains Connected

Heating: Gas Central Heating

Property Type: Detached

Parking: Private Driveway and Garage

Broadband: Broadband speeds to up 1800 Mbps available at the property. Please contact your provider for further clarity.



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 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.

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.



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

The Cross, Burley, Hampshire, BH24 4AB

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

www.spencersproperty.co.uk