



Roundhay

Chapel Lane, Bransgore, Christchurch, BH23 8BN

S P E N C E R S





This stunning period home is full of character and has been thoughtfully extended to provide diverse and flexible accommodation. The property includes an interconnected annexe, offering a range of possibilities, ideal for multi-generational living, additional income, or as further living space for the main house. Perfectly situated in a lovely location close to the village centre, local pubs, and a children's play park, this home offers both charm and convenience.

The Property

Entering the property through an inviting entrance hall, which houses the cloakroom and utility area, and also provides access to the annexe. Beyond this is the perfect family room, a spacious open-plan kitchen, living, and dining area featuring french doors that open onto the terrace and garden beyond.

The kitchen is fully fitted with a gas AGA, ample workspace and storage, a breakfast bar, and a walk-in pantry ideal for both everyday living and entertaining. Adjacent to the kitchen is the formal dining room, highlighted by a beautiful bay window. This versatile room can also be used as a study if desired, while there is also a handy utility room, complete with sink and worktop, white appliances and housing the boiler.

A large, cosy sitting room provides the perfect space to unwind, featuring a stunning fireplace with a working open fire and another elegant bay window. Completing the ground floor is a charming conservatory, a wonderful spot to relax and enjoy views of the garden.

Guide Price £900,000



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The Property Continued ...

Upstairs, there are three generously sized bedrooms. The main bedroom features a lovely bay window and steps leading down into a luxurious en-suite bathroom. A stylish family bathroom serves the remaining bedrooms on this level.

Additional Information

Energy Performance Rating: D Current: 60 D Potential: 72 C

Council Tax Band: F

Tenure: Freehold

Services: All mains services connected

Heating: Gas central heating

Broadband: Superfast broadband with speeds of 76 Mbps is available at the property (Ofcom)

Parking: Private driveway and double garage







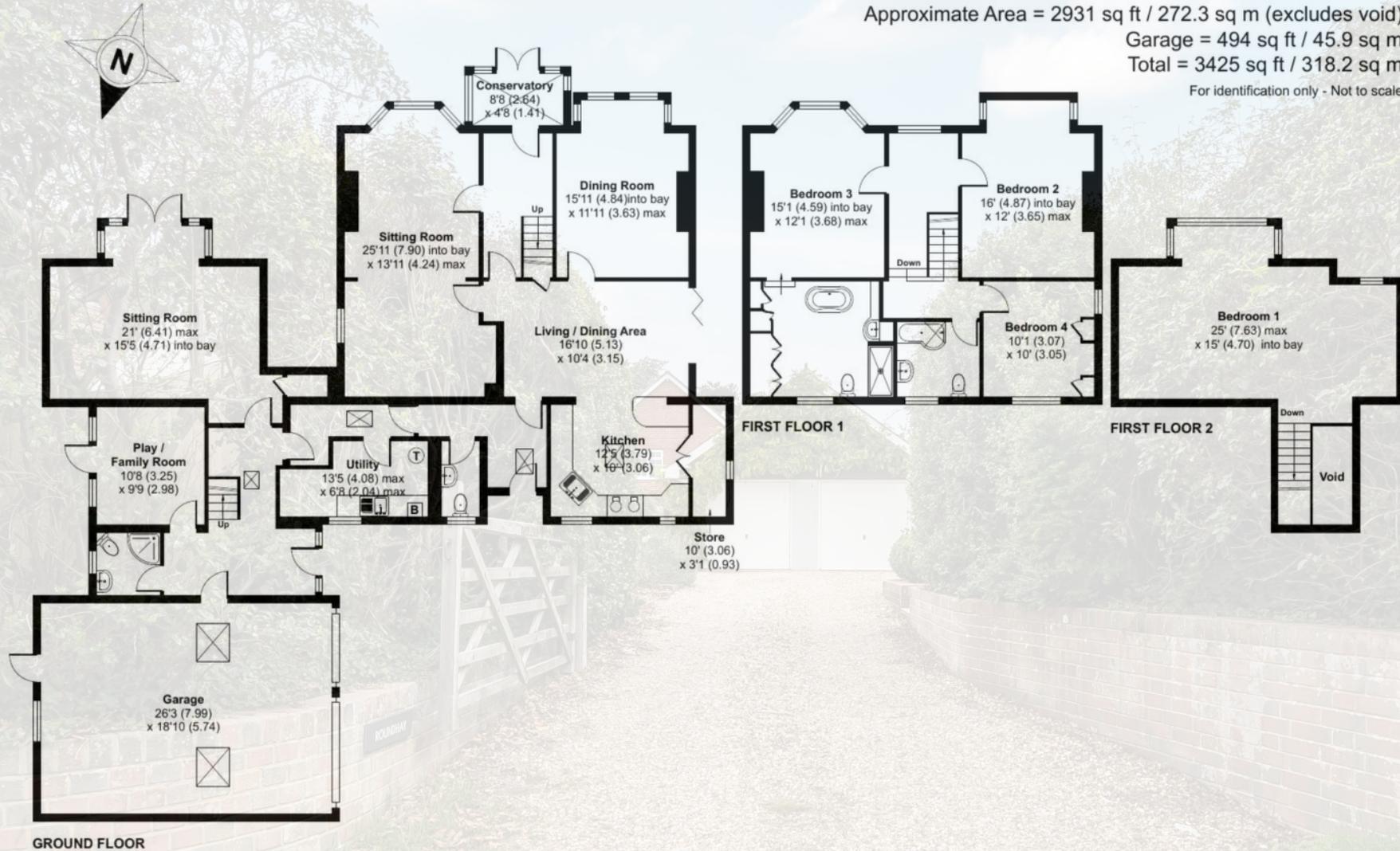
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Approximate Area = 2931 sq ft / 272.3 sq m (excludes void)

Garage = 494 sq ft / 45.9 sq m

Total = 3425 sq ft / 318.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2025. Produced for Spencers of the New Forest Ltd. REF: 1363429

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.



The Annexe

A separate door from the front drive provides access to this wonderful space. Upon entering, you are welcomed into a hallway that offers access to all rooms, as well as an internal door leading to the large garage. At the front of the property, there is a spacious sitting room featuring a beautiful picture window and double French doors that open onto the garden.

Also on this level, there is an additional reception room and a convenient ground-floor shower room.

On the first floor, you'll find a generous and light filled room with a large bay window that floods the space with natural light. Currently used as a home gym, this versatile room would also make a superb bedroom.

Property Video



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





Outside

Approaching the property, you are greeted by a large shingle driveway providing ample off-road parking for several vehicles. From here, there is access to the double garage, while a paved pathway leads to both the front door and the entrance to the annexe. A side gate opens to the rear wraparound garden, which is mainly laid to level lawn and interspersed with mature shrubs and trees. To the front, there are raised beds and a charming water feature. The property is enclosed by mature hedging, offering a good degree of privacy.

Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue past the Crown Public Inn crossroads and follow this road for some distance just before you reach the Carpenters Arms, turn right on to Chapel Lane and the property will be the first property on the right.





The Situation

Roundhay is ideally situated in a desirable position on the edge of Bransgore village, close to the boundary of the New Forest National Park, making it ideally situated to make full use of all the wonderful facilities the Forest has to offer. Whether it be sailing at nearby Christchurch or Lymington or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (9 miles, Waterloo 90 minutes). The delightful New Forest village of Burley is about 3 miles distant and the market towns of Ringwood and Christchurch are but a short drive away (5 miles). The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both with their airports are easily accessible.

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:

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