



75 Burley Road

Bockhampton, Christchurch, Dorset, BH23 7AJ

SPENCERS
NEW FOREST





A three bedroom detached bungalow set in an easily accessible location, within one mile of Bransgore village. No onward chain.

The Property

A solid wood front door with glazed inserts opens into a central hallway which extends through the property, providing access to all the principle living and bedroom spaces. The current configuration is set out so that the living spaces are set to one side of the property and the bedroom/bathroom spaces to the other.

The main sitting room is currently set to the front of the house and benefits from a fireplace and bay window overlooking the drive.

Adjoining the sitting room is a formal dining room with a window overlooking the grounds to the side and a door leading through into the kitchen/breakfast room.

The double aspect kitchen/breakfast room is a significant feature of the property, being formed from the extension to provide an impressive space which can be used for day-to-day living. The kitchen is fitted with a comprehensive range of wall and base units and further benefits from a walk-in larder/pantry. A small lobby area from the kitchen/breakfast room leads to a separate cloakroom and a door opening out onto the side aspect.

The double aspect master bedroom offers a good size space and is currently set at the back of the property, overlooking the side and rear aspects.

Bedroom two enjoys a bay window overlooking the front aspect and bedroom three, a side window overlooking the grounds.

All three of the bedrooms are served by the family bathroom comprising both a bath and shower cubicle, as well as a hand wash basin and wc.

NB. The current layout offers flexible living accommodation which could easily be reconfigured so that the sitting room becomes the main bedroom and the larger space that is currently the master bedroom becomes the main sitting room.

Grounds and Gardens

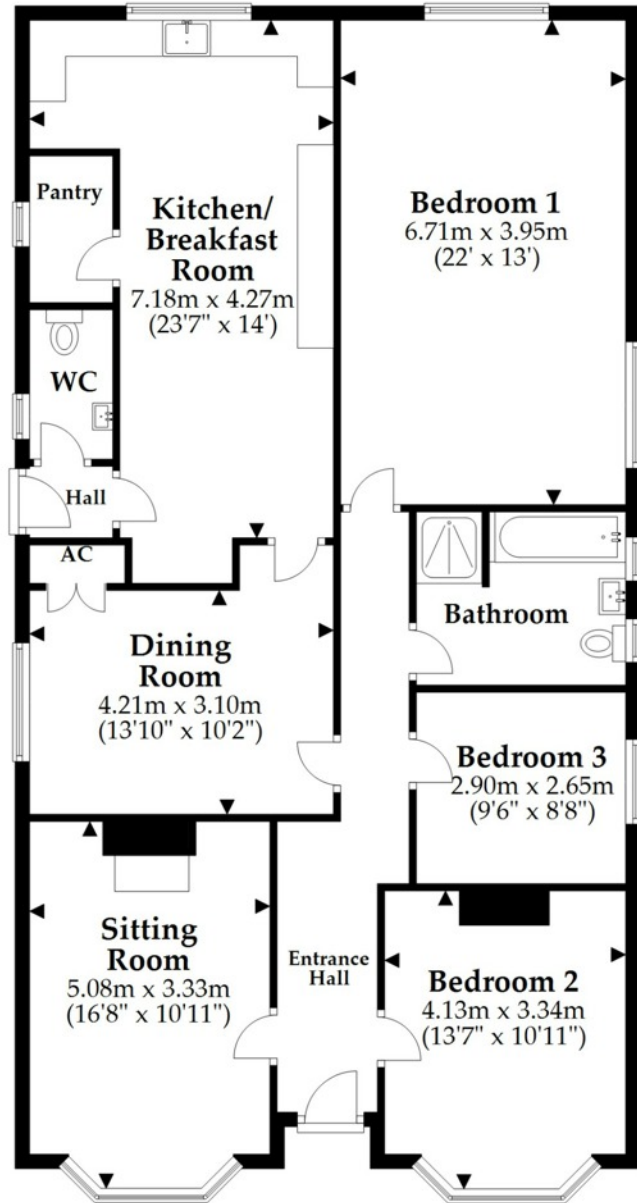
The property is approached off the Burley Road via a short track leading to a parking area directly in front of the property. Set to the side of the property is a large, detached garage, ideal for storage purposes.

The gardens and grounds attributed to the property extend in total to approximately half an acre with established tree and hedge borders and open fields adjoining the rear. Set within the grounds are a number of useful outbuildings, including a summer house and sheds.



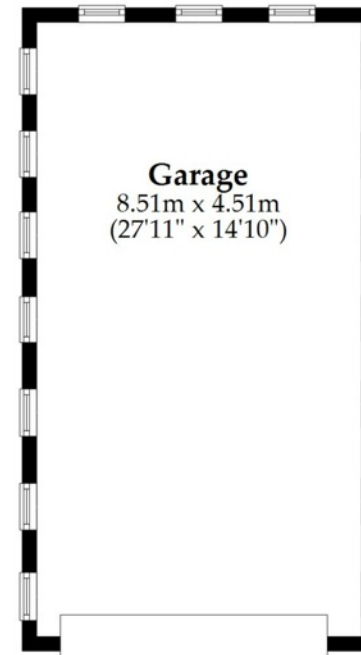
Ground Floor

Approx. 129.7 sq. metres (1396.0 sq. feet)



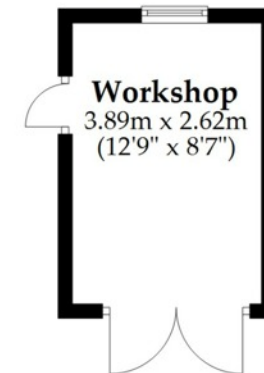
Garage

Approx. 38.4 sq. metres (413.1 sq. feet)



Outbuilding

Approx. 10.2 sq. metres (109.7 sq. feet)



Total area: approx. 178.3 sq. metres (1918.8 sq. feet)

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







The property is set in a generous plot of approx. 0.5 acre and backs onto open fields to the rear.

The Situation

The property is set along a country lane just outside Bransgore (1 mile) yet within easy reach of all the nearby amenities. 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 nearby.

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.

Directions

From our office in Burley, proceed along Pound Lane out across the open forest for approximately two miles where it then becomes Burley Road. Carry on along Burley Road for approximately 2.4 miles and the property will be found on the right hand side, shortly after The Crown Pub on the same side.

Services

Energy Efficiency Rating: D Current: 59 Potential: 81

All mains services are connected to the property

Council - NFDC

Viewing

By prior appointment only with the vendors 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 and yet is within easy reach of Dorset's sandy beaches and the open expanse of the New Forest National Park.

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 is within a stones throw from the quaint village of Burley and offers 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 both state and private and the area is well connected via rail and road links. There is a mainline station a mile or so away at Hinton Admiral plus access to the A31 at Picket Post.

Points Of Interest

- The Carpenter's Arms 0.3 Miles
- The Crown 0.6 Miles
- Twin Oaks Medical Centre 0.6 Miles
- The Three Tuns 0.7 Miles
- Bransgore Primary School 0.8 Miles
- Hinton Admiral Station 2.1 Miles
- Highcliffe School 2.3 Miles
- Highcliffe Beach 3.1 Miles



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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com