



Ramblers

Lyndhurst Road, Bransgore, Christchurch, BH23 8JY

SPENCERS
NEW FOREST





A quintessentially English 19th century former farmhouse, sympathetically modernised and nestling in almost two thirds of an acre of private gardens.

The Property

A covered entrance porch and front door lead to the reception hall with internal doors giving access to the study, dining room and kitchen/breakfast room. Stairs lead to the first floor accommodation. Immediately to right is the study, affording a dual aspect with double glazed window to front elevation, a lantern style roof and double opening doors to the side providing direct garden access. The kitchen/breakfast room enjoys an enviable position at the rear of the property and is comprehensively fitted in a range of floor and wall mounted storage units with work tops over. Integrated domestic kitchen appliances and an oil-fired Aga. Dual aspect with windows to the side and rear elevations and double doors to the side terrace and garden beyond. Access is also gained to the utility/boot room with built in units, oil-fired boiler and door to rear garden. The dining room has windows to both front and rear and central fireplace housing a log burner. The adjacent dual aspect lounge/playroom has a fireplace and double doors to the rear terrace and garden beyond. An inner hall gives access to a W.C. and large storage cupboard and then leads into the spectacular sitting room which enjoys a triple aspect with windows to the front, rear and side elevations with oak flooring and a wood burner set into an inglenook style fireplace. Double doors provide direct access and views of the rear gardens.

Stairs from the reception hall lead to the first floor landing and accommodation. To the far end of the house lies the master bedroom, a stunning principal bedroom with open vaulted ceiling creating an open, light and airy retreat. Fitted wardrobes to either side of the double bed recess and dual aspect windows to both front and rear elevations; the latter with wonderful views of the rear gardens and beyond. The master bedroom is serviced by a contemporary shower room en suite. Bedroom two enjoys a dual aspect with windows to the rear and side elevations. Immediately adjacent is a bathroom with bath, basin, airing cupboard and adjacent W.C. Bedrooms three, four and five are all comfortable double bedrooms with the latter two having built in wardrobes.

The family bathroom comprises panelled bath, wash basin and W.C. with a window to the rear.

£1,295,000



4

5



3





This charming home retains much original character and offers five bedrooms, three bathrooms, four reception rooms and large double garage.

Grounds & Gardens

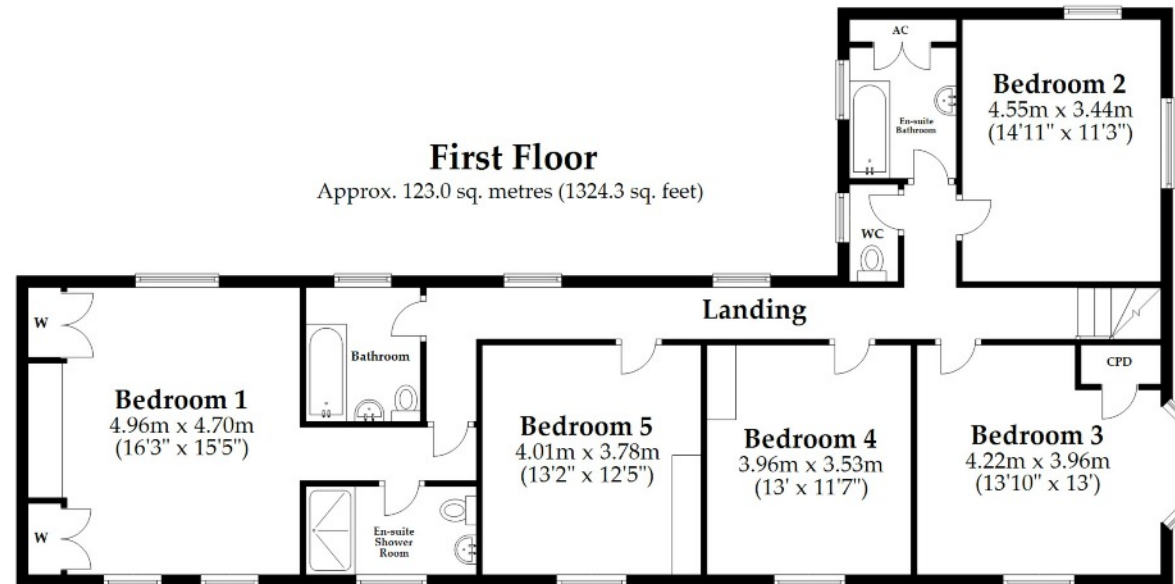
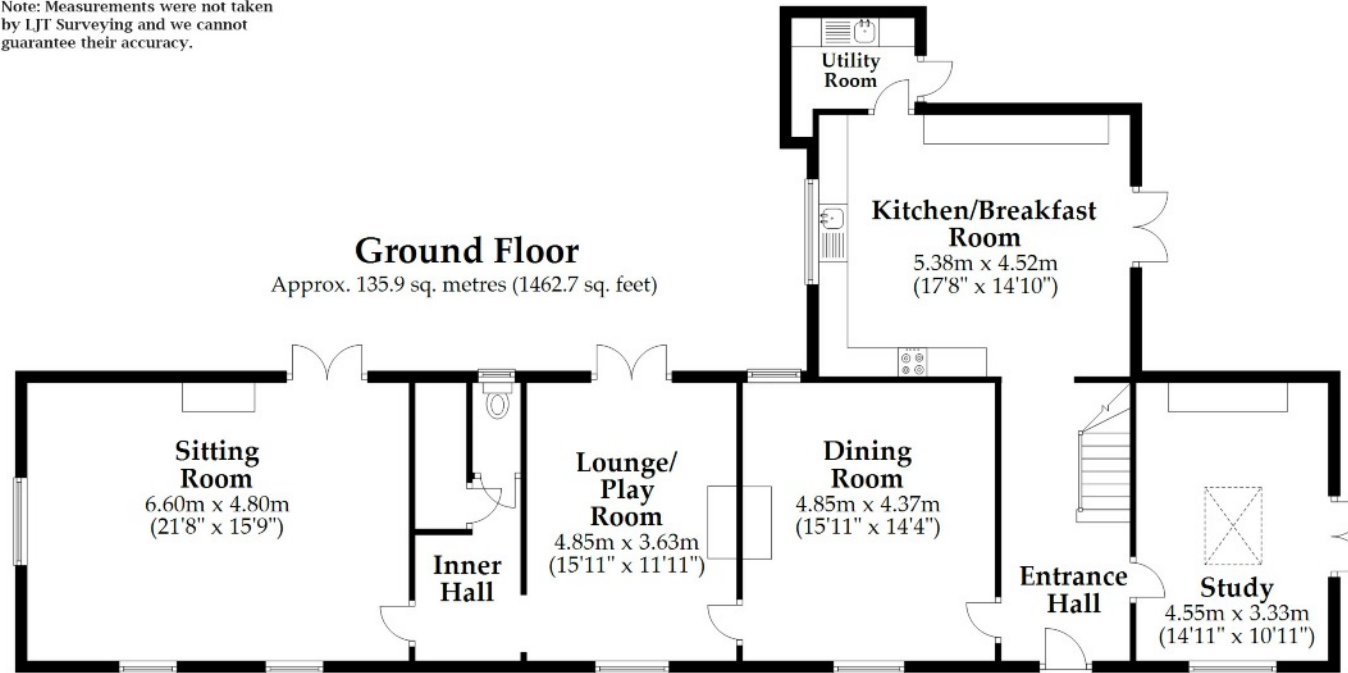
The property is approached via double electric gates, which lead to driveway and parking for numerous vehicles, whilst also providing access to the detached double garage with twin up and over doors, one being automated, further up and over door on the rear side enabling the storage of garden machinery. In addition there is a carport attached to the side and a garden store to the rear divided into two, comprising log store and garden store.

The front garden has areas of lawn with a pedestrian gate and path leading to the porch. The majority of the gardens are situated on the south side of the house and comprise lawns with herbaceous shrub borders and a paved terrace adjoining the property. In addition there is a vegetable garden and children's play area including climbing frame. In all the property amounts to almost two thirds of an acre.





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



Total area: approx. 258.9 sq. metres (2787.0 sq. feet)

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







The Situation

The property is located in a most 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.

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 almost immediately after, on your left hand side.

Services

Tenure: Freehold

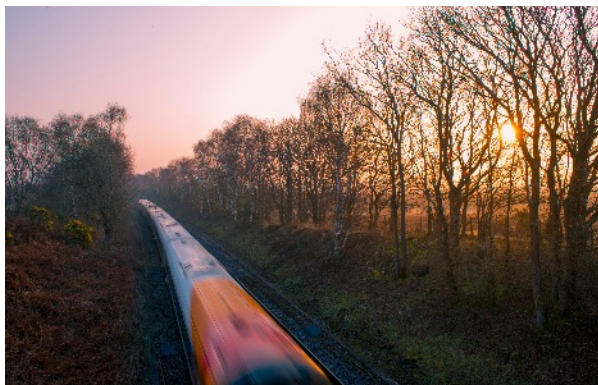
Services: Mains electricity and water. Oil fired heating. Private drainage.

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...

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 is a mainline station a mile or so away at Hinton Admiral plus access to the A31 at Picket Post.

Points Of Interest

The Three Tuns	0.6 Miles
Bransgore Primary School	0.6 Miles
Southbourne Surgery	0.6 Miles
The Crown	0.8 Miles
Hinton Admiral Station	1.3 Miles
Chewton Glen Hotel and Spa	2.6 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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