



41 Marryat Way

Bransgore, Christchurch, BH23 8FG

SPENCERS
NEW FOREST





41 MARRYAT WAY

BRANSGORE • CHRISTCHURCH

Built in 2018 and set within a charming semi-rural development near the village of Bransgore, this modern property offers well-appointed and flexible accommodation. Highlights include one ground floor bedroom with en suite and two further generously sized bedrooms on the first floor, ample off-road parking, a double garage and garden room. The property also benefits from stunning rear views over picturesque rural countryside, making it a truly exceptional home.

£700,000



3/4



2



3





The Property

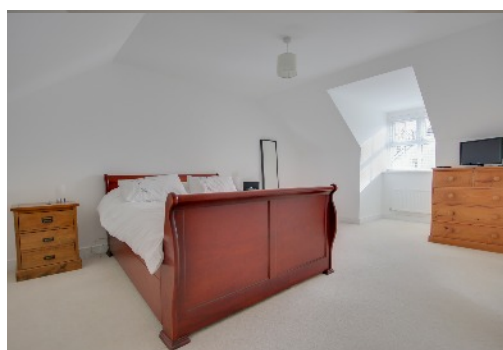
Entering the property through a covered porch, you are welcomed into a spacious entrance hall with elegant wooden flooring, providing access to all principal rooms. The staircase leading to the first floor and the conveniently positioned cloakroom are located here.

To the left, there are two reception rooms. The first, currently used as a dining room, enjoys lovely views over the front of the property. The second is a stunning, generously sized living room featuring double glass doors that open onto the rear garden, offering picturesque views of the neighbouring fields.

The ground floor also boasts a fully fitted, dual-aspect kitchen/breakfast room. This stylish space is equipped with an array of high- and low-level cupboards, a range of integrated appliances, and a chic breakfast bar, making it an ideal area for family living and entertaining.

Beyond the kitchen lies a ground-floor bedroom, a light-filled and versatile space enhanced by double glass doors leading to the rear garden. This delightful room includes fitted wardrobes, ample additional storage space, and an en-suite shower room with a modern three-piece suite.

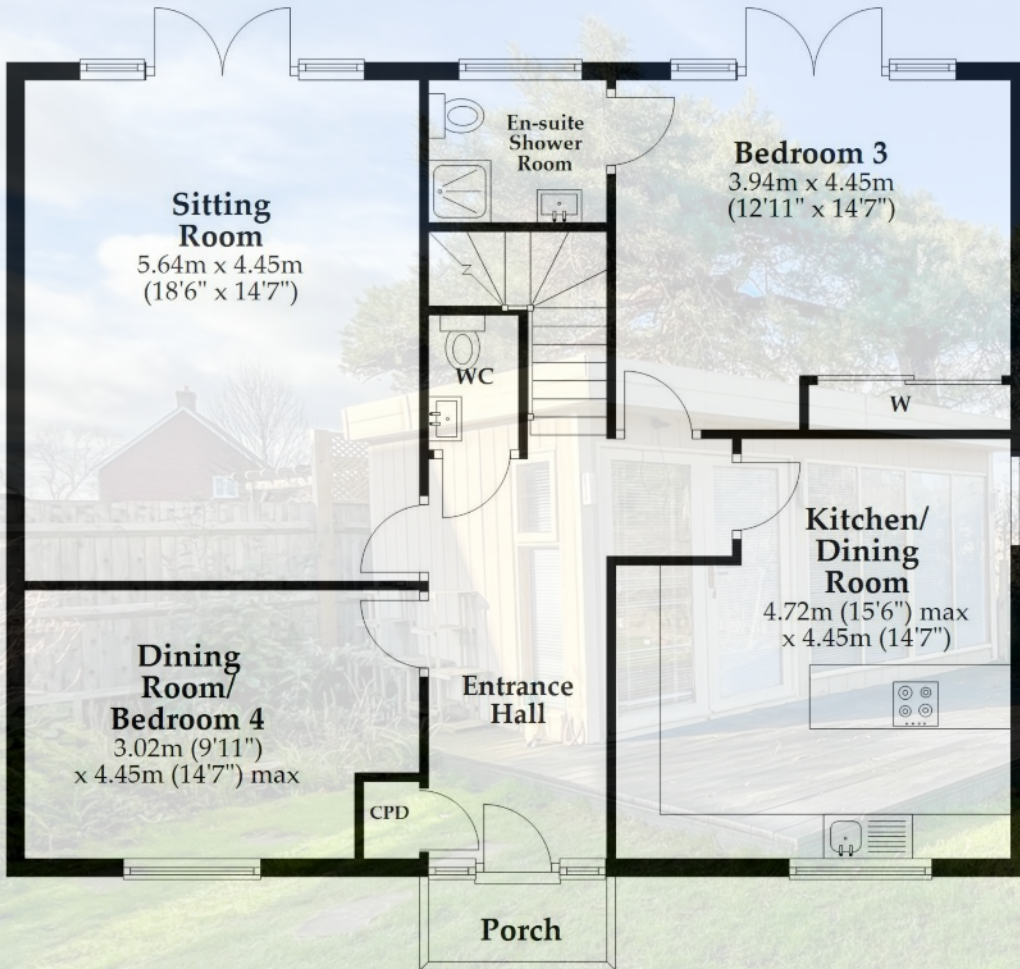
Ascending to the first floor, you'll find two further double bedrooms, one of which benefits from its own en-suite shower room. Also on this level is the family bathroom, which features a low-level WC, a hand wash basin, and a fitted bath with an overhead shower, completing the well-appointed accommodation.



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

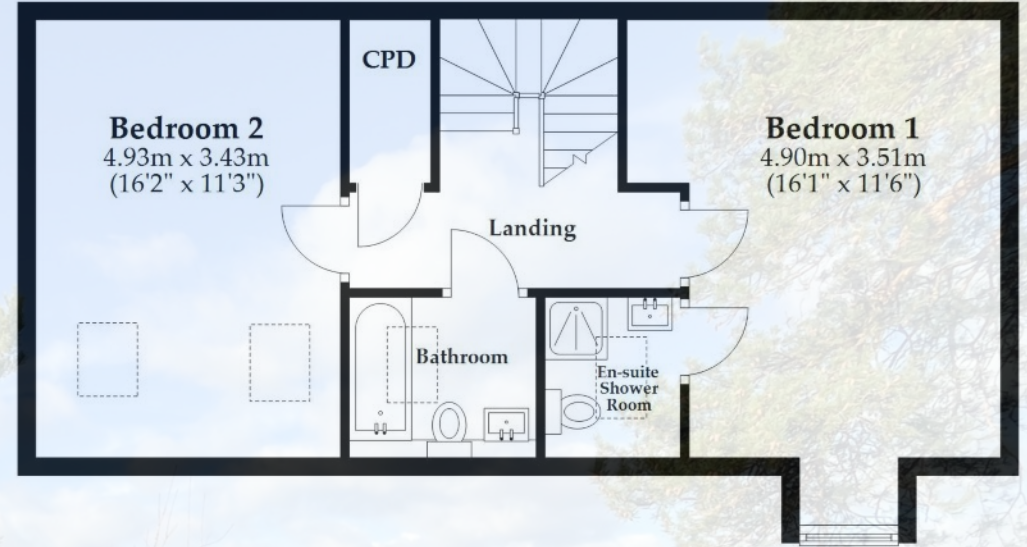
Ground Floor

Approx. 97.2 sq. metres (1046.3 sq. feet)



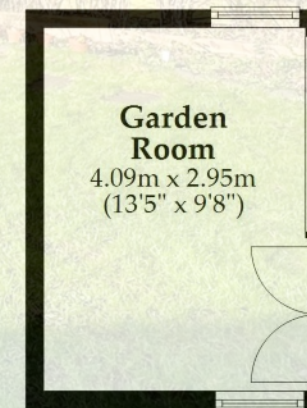
First Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



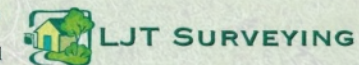
Outbuilding

Approx. 12.0 sq. metres (129.7 sq. feet)



Total area: approx. 163.6 sq. metres (1760.9 sq. feet)

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





Grounds & Gardens

Approaching the property, a paved driveway leads to the double garage, which offers additional storage and provides ample parking for multiple vehicles. The front of this attractive property is beautifully complemented by mature flower beds filled with shrubs and colourful blooms, enhancing its curb appeal.

The rear garden is predominantly laid to a level lawn, enclosed by a wooden fence and adorned with thoughtfully arranged plant beds, creating a serene and well-maintained outdoor space. At the far end of the garden, a small hedge frames the stunning views of the surrounding countryside.

An impressive feature of the rear garden is the fully insulated, electric heated and double glazed garden room, which offers versatility as an office, studio, or entertaining space. To the right of the garden, enclosed by a charming picket fence, lies a dedicated gardening area. This space includes raised plant beds, a pergola, and room for a greenhouse and garden shed, all set against the backdrop of countryside views. This haven is perfect for a keen gardener or anyone seeking a peaceful retreat.



Additional Information

Tenure: Freehold

Council Tax Band: F

Energy performance rating: B Current: 86 B Potential: 93 A

Services: All mains services attached

Heating: Gas central heating

Property Type: Detached

Parking: Garage and private driveway

Broadband: FTTC Broadband speeds up to 1800 Mbps available at the the property.
Please check with provider for clarity

Agents Note: Approximately £200 on estate maintenance of lighting and roads. NFDC maintain grass areas.



Directions

From our offices in Burley, proceed down Pound Lane and follow the road over the forest, passing through Thorney Hill and continue into Bransgore. Upon reaching the crossroads, turn right next to The Crown pub and pass through the centre of Bransgore with the parade of shops to your right.

Towards the end of the village, take a left turn down Derritt Lane and proceed until you reach the development on your right hand side. Take the second right and continue following the road round to the right for a few hundred yards and 41 Marrayt Way will be on your left.



Situation

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.

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. The A31 provides access to the M27 and the motorway network. There are railway services from nearby Hinton Admiral (approximately 3 miles), which provides a service through to London Waterloo (1 hour 54 minutes) or from Brockenhurst (1 hour 34 minutes).





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

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