



Wild at Heart

Forest Road, Bransgore, Christchurch BH23 8DZ

SPENCERS
NEW FOREST





A beautifully modernised three bedroom detached family residence, set within grounds approaching two thirds of an acre.

Principal Residence

An entrance porch host space for storage and opens into a light and airy L-shaped reception room. The open plan reception hall has space for a dining table and lounge area and leads onto the kitchen, utility room and provides access to sitting room. The kitchen is fitted with stylish high and low level units, featuring integrated appliances including Bosch oven, induction hob and extractor fan. The kitchen and sitting room enjoy a southerly aspect over the rear of the property.

The utility room houses a cloakroom, with a door to the outside terrace and additional storage cupboards with fitted sink. The triple aspect sitting room features a painted brick feature fireplace with open fire, creating a cosy space for relaxing in winter.

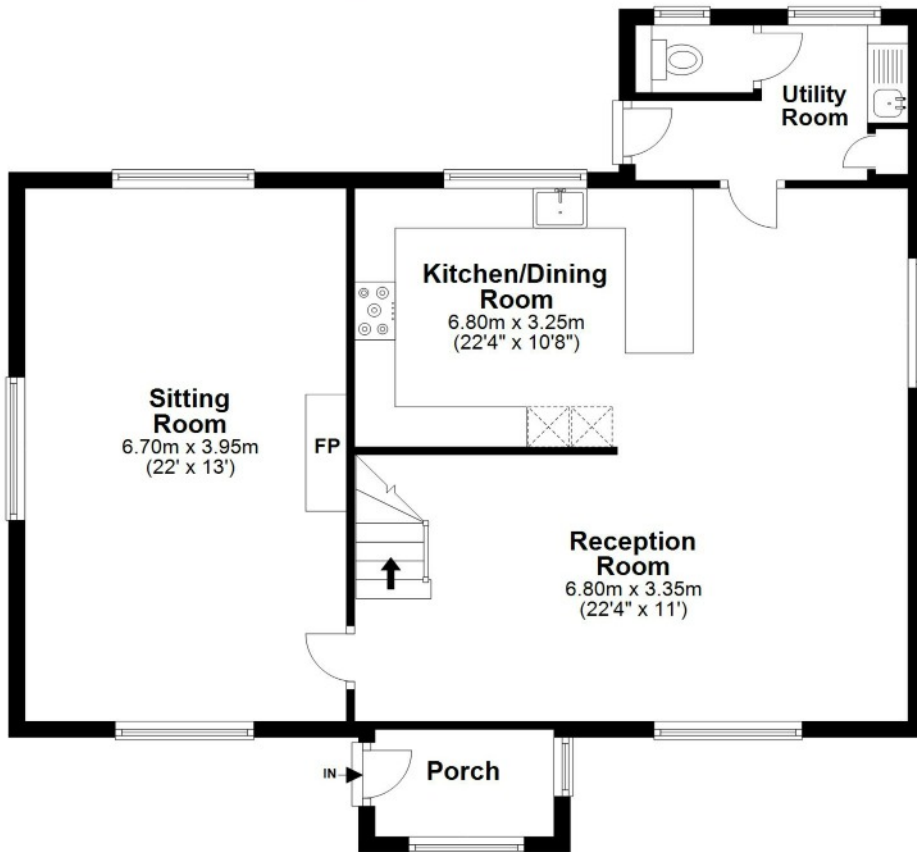
A wooden staircase leads to the first floor from the reception room, the first floor landing provides access to three double bedrooms and a family bathroom. The principal bedroom has a dual aspect with elevated views across the open forest to the front of the property. The ensuite is partitioned from the main bedroom, comprising of a free standing bath, double vanity wash basins, walk in shower and WC.

The remaining bedrooms are serviced by the family bathroom, which features a shower cubicle, wash basin in vanity unit and WC. The second bedroom has a dual aspect to the front and side of the property, whilst the third bedroom enjoys view to overlooking the gardens to the rear.

FLOOR PLAN

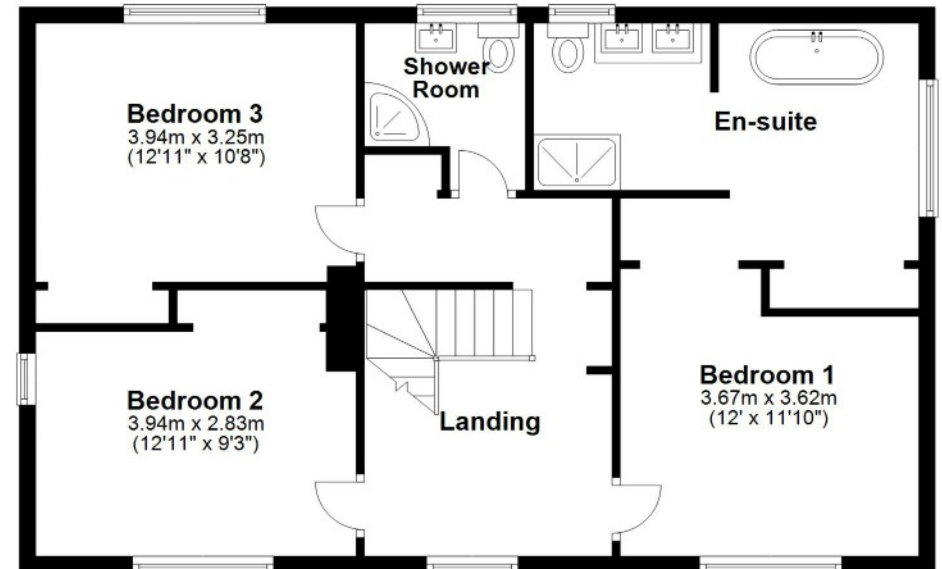
Ground Floor

Approx. 82.8 sq. metres (890.7 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.1 sq. feet)



Total area: approx. 155.1 sq. metres (1669.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.

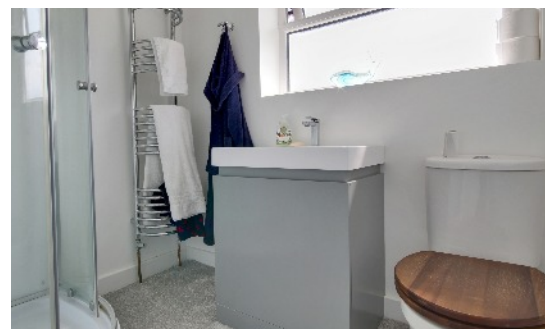


The property benefits from a south facing garden, two entrances, ample off road parking and direct forest access.

Grounds and Gardens

The property can be approached via two entrances, a five bar gate that opens on to the gravelled driveway at the front of the property. Alternatively, Wild at Heart can be accessed via wooden gates to the side of the property.

The grounds are approaching two thirds of an acre which extend out to the sides and rear of the property. The garden is predominantly laid to lawn with the benefit of established trees partly bordering the property, providing an element of privacy. In addition to a beautifully designed decking area that wraps around the rear of the property, creating an idyllic spot to sit and enjoy the garden.



Directions

From our Burley Office, turn left onto Pound Lane and continue along this road for about 3 miles out onto the open forest and up the hill. At the top of the hill, turn left into Forest Road. Proceed for a approximately 175 yards and the property can be found on the right hand side.

£925,000



2



3



2



The 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. 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).



Services

Tenure: Freehold

Services: All mains services connected

Energy performance rating: D

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.



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 Crown	1.4 Miles
Twin Oaks Medical Centre	1.4 Miles
The Three Tuns	1.5 Miles
Bransgore Primary School	1.5 Miles
Hinton Admiral Station	3.1 Miles
Ballard Private School	3.7 Miles
Chewton Glen Hotel and Spa	3.9 Miles
Sway Mainline Railway Station	4.8 Miles
Bournemouth Hospital	5.7 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