



22 Marryat Way

Bransgore, Christchurch, BH23 8FG

SPENCERS
NEW FOREST





Presenting an exquisite family residence which boasts an idyllic setting, backing onto open fields and captivating countryside

The Property

An impressive covered porchway, adorned with a stone archway, leads to the front door and opens into a gracious hallway, equipped with ample storage for coats and shoes, along with a convenient downstairs WC and sink.

To the left, the sitting room features triple aspect views that flood the space with natural light. This room is enhanced by double doors leading to the rear garden. To the right, a generously sized study offers dual aspect views.

At the rear of the property, a triple aspect, L-shaped kitchen/dining room/family room creates an ideal space for contemporary living. Two sets of patio doors open to the south-facing rear garden. The kitchen is thoughtfully designed with a comprehensive range of base, wall and drawer units, a double oven, sink with Quooker tap, four-ring gas hob with an extractor, as well as an integrated fridge/freezer and dishwasher. This space also accommodates a large dining table and a snug corner.

Ascending the stairs to the first floor, a spacious landing provides access to all bedrooms and the family bathroom. The impressive master bedroom, featuring built-in wardrobes, is complemented by an en-suite with a walk-in shower, fitted bath, sink, and WC.

Additionally, the property offers three further well-proportioned bedrooms, with bedroom two boasting an en-suite shower room.

£799,950



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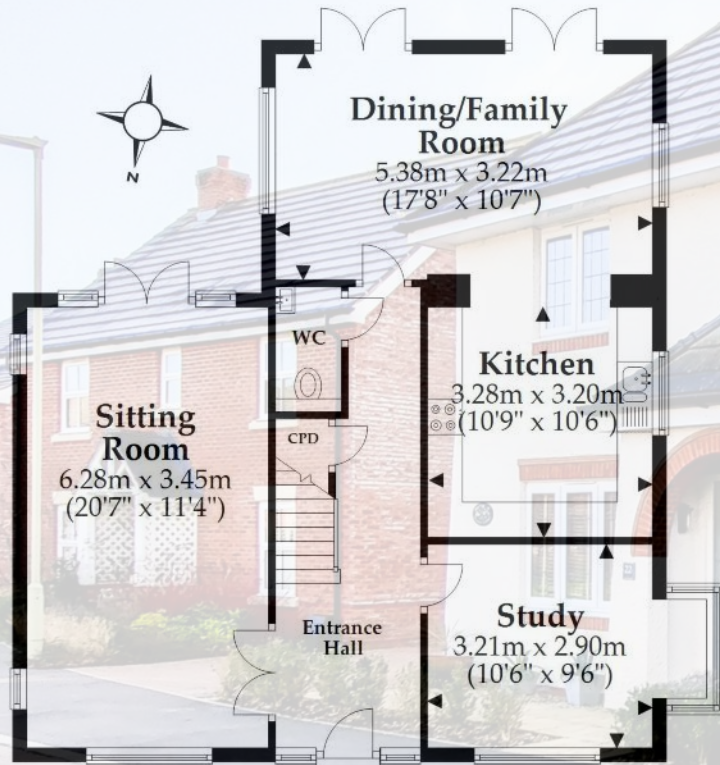


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FLOOR PLAN

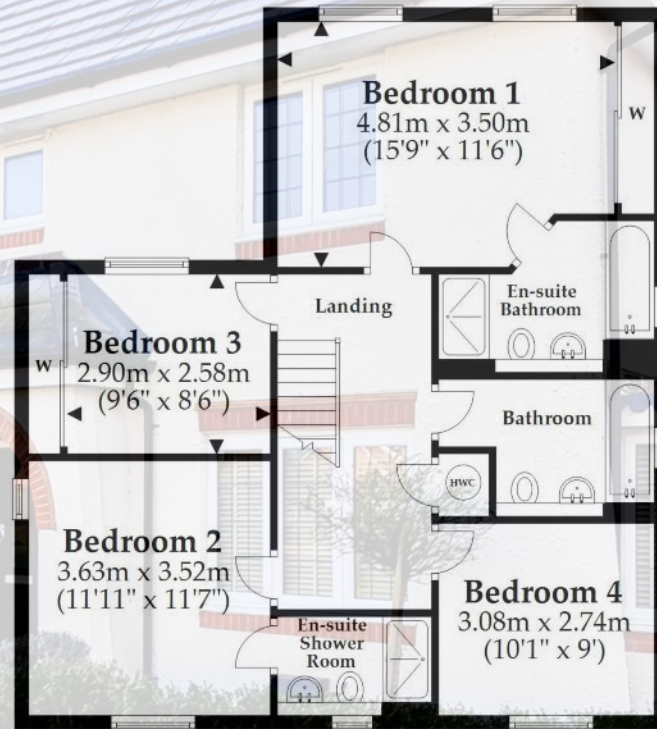
Ground Floor

Approx. 75.9 sq. metres (817.4 sq. feet)



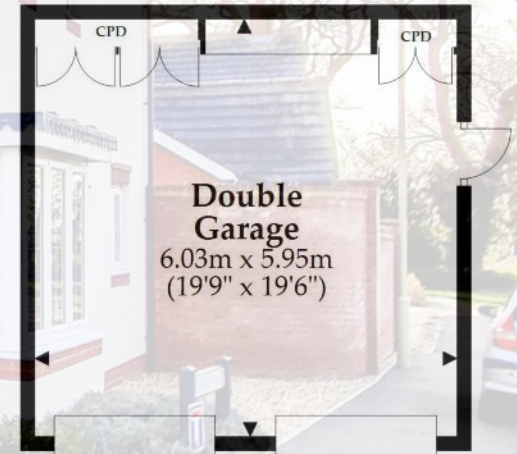
First Floor

Approx. 75.8 sq. metres (816.4 sq. feet)



Garage

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 187.7 sq. metres (2020.1 sq. feet)

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



Constructed to exacting standards in 2018, this property features well-appointed accommodation as well as a south-facing garden, off-street parking and double garage

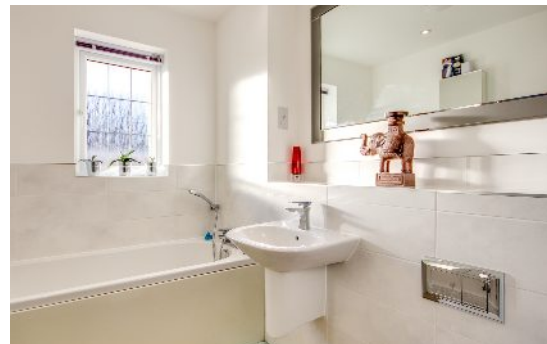
Grounds & Gardens

Surrounded by shrubs and bushes at the front and side, the property maintains a private feel. The property offers parking spaces for up to four cars in front of the double garage which benefits from electric doors, ample storage, full height, built-in units, a fitted wine cooler and additional roof space.

The side gate provides access to the rear garden, which is primarily laid to lawn, with a paved terrace offering space for garden furniture and providing the ideal place for al-fresco dining. This south-facing garden is bordered by a variety of shrubs and climbers, ensuring a secluded ambience. Cleverly situated behind the garage, the garden also boasts a 10ft shed, completing the outdoor space.

Directions

From the centre of Bransgore village, pass by the parade of shops on 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 first right hand turn into Marrayat Way and follow it round to the left. Continue for around 100 yards and the property will be on the left.





The Situation

The village of Bransgore lies on the edge of the New Forest, within easy reach of popular beaches and both 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, 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 towns 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.

Services

Energy Performance Rating: B

Council Tax Band: F

Tenure: Freehold

All mains services connected

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 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. 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.

Points Of Interest

The Carpenter's Arms	0.4 miles
Twin Oaks Medical Centre	0.5 miles
The Crown	0.6 miles
The Three Tuns	0.8 miles
Bransgore Primary School	0.9 miles
Hinton Admiral Station	2.5 miles
Highcliffe School	2.7 miles
Christchurch Railway Station	3.4 miles
Bournemouth Hospital	4.0 miles
New Milton Railway Station	4.4 miles



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

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