



Windlesham

Ringwood Road, Bransgore, Christchurch, BH23 8JH

SPENCERS
NEW FOREST





An extremely rare opportunity to purchase a brand-new property built to a very high specification, situated in a sought-after location, within walking distance of the local amenities

The Property

Upon entering the property there is a spacious entrance hall which houses the staircase and a cloakroom to the right. Directly in front there is the ground floor principal bedroom suite, comprising a walk-in wardrobe and a bright en-suite fitted with a bath, separate shower cubicle along and his and hers sinks and low-level WC. Further benefiting from a large bay window with views over the front elevation.

The main living area comes in the form of a wonderful light and airy open-plan kitchen/dining/living room which features a glass roof lantern and bi-folding doors leading out on to the rear terraced which also provide an abundance of natural light.

The fitted kitchen offers an extensive range of high and low level units, Granite work surfaces and a breakfast bar on one side with overhanging lighting. Further benefits include high-quality integrated Neff appliances comprising double ovens, an induction hob with extractor canopy over, a tall fridge and freezer, a dishwasher and wine cooler. There is a separate utility room comprising additional storage units, space and plumbing for kitchen appliances and side door providing an additional entrance.

£799,950



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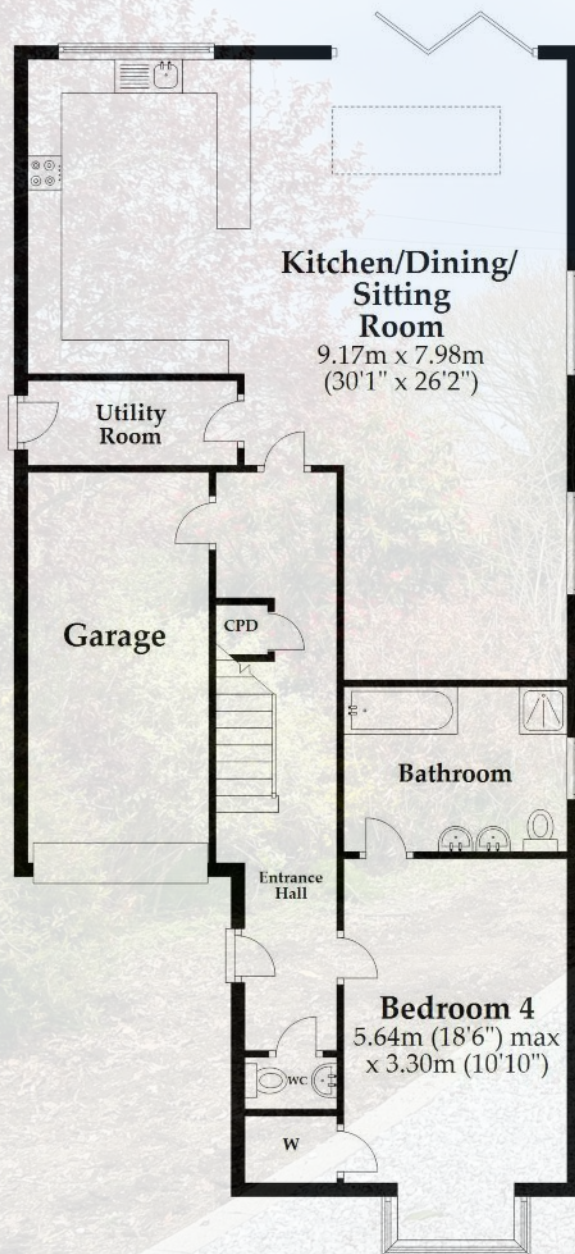
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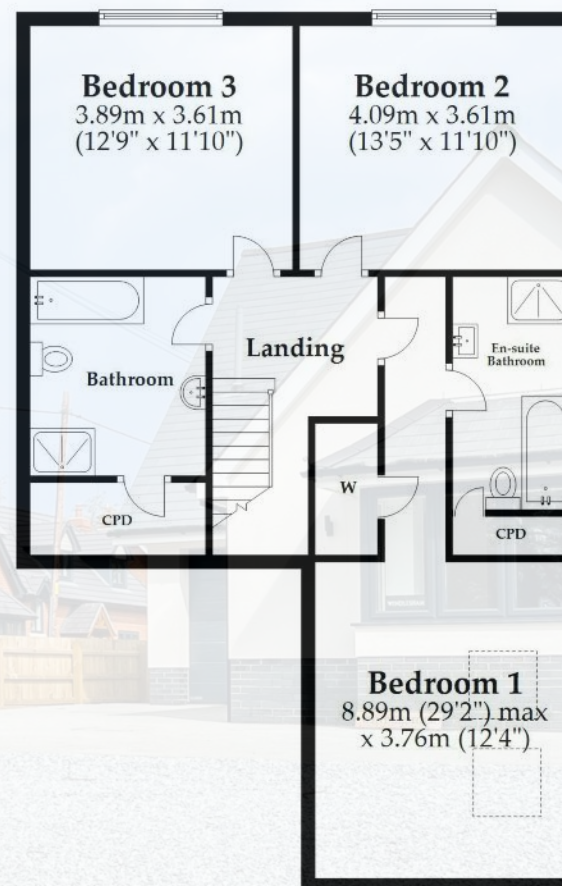
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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



Total Area: approx. 188.4 sq. metres (2028 Sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



This property benefits from four double bedrooms, one of which is on the ground floor and a spacious open-plan kitchen/dining/living area, providing the perfect place for entertaining

The Property Continued...

To the first floor there are three good sized double bedrooms, one of which features a walk-in wardrobe, en-suite with a fitted bath and shower cubical, hand wash basin, low level WC and eaves storage. Further to this level is a family bathroom which comprises of a roll top bath, separate shower cubicle, hand wash basin, low level WC and heated towel rail.

Grounds & Gardens

Approached via gravel drive leading to a paved brick driveway, bordered each side by mature shrubs. There is a paved pathway leading down the side of the property to the rear garden, which is mainly laid to level lawn and interspersed with fruit trees and enclosed by timber fencing and hedging. There is also a large, terraced area providing an ideal space for alfresco dining.

Directions

From the centre of Bransgore, head south to the crossroads by The Crown Public House. Head straight over the crossroads along Ringwood Road and after a few hundred metres turn left into Poplar Lane then immediately turn right onto a gravel track and the property is the first on the left.





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.

Services

Energy Performance Rating: B
Council Tax Band: F
Tenure: Freehold

All mains services connected
Underfloor heating throughout
Air source heat pump

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 Three Tuns Public House	0 Miles
Bransgore Primary School	0.1 Miles
The Crown Public House	0.3 Miles
Twin Oaks Medical Centre	0.4 Miles
Hinton Admiral Station	1.9 Miles
Highcliffe School	3.2 Miles
Chewton Glen Hotel and Spa	3.5 Miles
Christchurch Railway Station	5.5 Miles
Bournemouth Hospital	7 Miles



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

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