



Lane End Farmhouse

Brick Lane, Bransgore, Christchurch, BH23 8DU

S P E N C E R S





A rare opportunity to acquire a beautiful detached farmhouse, set in a truly special location in the heart of the forest and surrounded by rolling countryside. This charming home offers flexible and versatile accommodation. Originally one residence, the property has been cleverly reconfigured to provide a separate self-contained living area, ideal for multi-generational living, income potential, or alternatively, it could be seamlessly reinstated as one main dwelling.

The Property

The property has been lovingly rebuilt, renovated, and extended by the current owners over the last decade. There may even be potential to extend further (STPP), offering exciting scope for the future. Indeed, plans obtained by the current owners are available on request.

Entry to the main house is via the front porch. From here, the space flows into a fully fitted, large kitchen, refitted in 2021, featuring a range of wall and base units, an integrated dishwasher, and space for a large freestanding fridge. The kitchen leads into a light-filled dining room with double doors opening onto the rear terrace and garden, offering breathtaking views of the surrounding countryside. This room connects beautifully to the impressive sitting room via bespoke bi-folding glass and wooden doors. The sitting room itself is a wonderful space, boasting solid wooden floors, dual-aspect views, and a working log burner, the perfect setting for cosy winter evenings. There is also a practical utility space, perfect for muddy boots and wet paws, with ample storage, plumbing for white goods, and a cloakroom. A hallway on this level provides access to the additional accommodation and staircase to the first floor.



£900,000





The Property Continued ...

Upstairs, there are two generously sized bedrooms, each with delightful views, one with fitted wardrobes. The family bathroom comprises a low-level WC, wash hand basin, and a fitted bath with overhead shower and completes the main accommodation.





Additional Information

Energy Performance Rating: E Current: 39 E Potential: 58 D

Council Tax Band: E

Tenure: Freehold

Services: Mains Water and electricity

Heating: Gas Central Heating

Private Drainage: Cesspit

Parking: Private Driveway

Flood Risk: Very Low

Broadband: Superfast broadband with speeds of 1800 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity



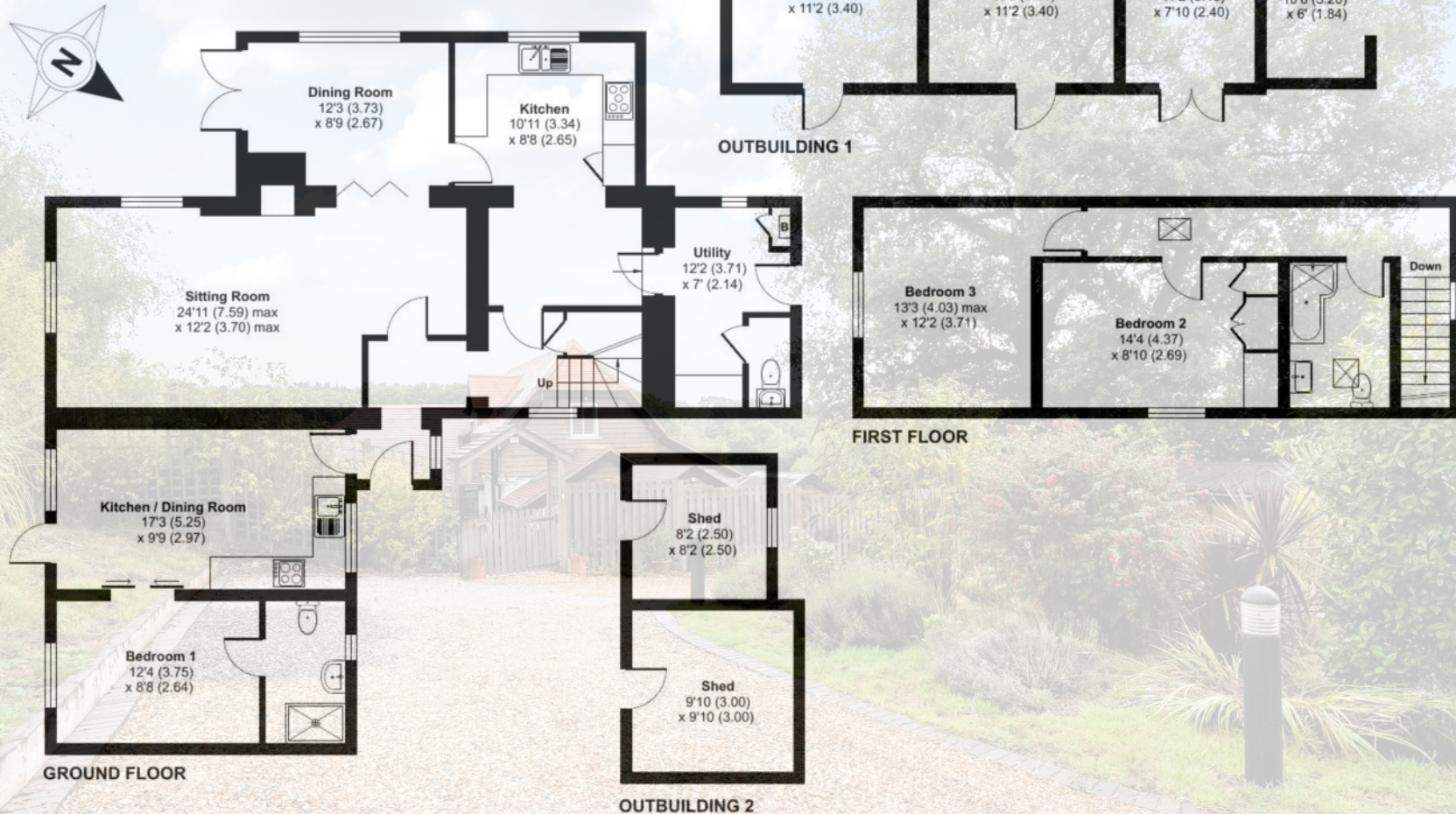
Lane End Farmhouse, Brick Lane, Bransgore, Christchurch, BH23

Approximate Area = 1587 sq ft / 147.4 sq m

Outbuildings = 567 sq ft / 52.6 sq m

Total = 2154 sq ft / 200 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1343266

Important Information

Spencers Property 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 Annexe

The annexe provides exceptional flexibility, with its own private entrance. An open-plan kitchen which flows into a comfortable seating area, where glass doors open directly onto a private garden with views across the fields. A generously sized bedroom with an en-suite shower room makes this space ideal for guests or family.

Outside, a pretty picket gate and landscaped path lead to the annexe door, bordered by colourful planting. To the rear, the private garden offers a tranquil retreat, enclosed by hedging and fencing, with uninterrupted views of the countryside beyond.



Property Video Tour

Please scan the QR Code to view the property video tour







Outside

A long shingle sweeping driveway leads to a large parking area with ample space for multiple vehicles. The drive also features a large turning circle softened by mature shrubs and plants. Here, outbuildings include two stables, a useful store, and an open log store.

The main gardens are a delight. To the front, a picket gate leads to the farmhouse entrance, flanked by two powered timber sheds. To the side, a level lawn provides a safe play space for children or pets. At the rear, a sunny terrace beckons for al fresco dining and summer entertaining, with flower beds brimming with colour. Beyond, sweeping lawns offer ample room for a vegetable patch, plant beds and features an abundance of plants.

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 and proceed for 0.1 mile before taking the first turning on your right-hand side into School Road. Follow this road and take the first turning on the left down Brick Lane. Continue all the way down Brick Lane until you get to the end of the lane and turn right. Follow the drive, across the cattle grid, until you reach the property at the end of the line.





Meadow View

Lane End Farm

Lane End Farmhouse



Area: 0.617 acres (2497.54 m²)



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 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. There is also a farm shop in the nearby village of Bashley, as well as several award winning hotels and restaurants within close proximity.

The Local Area

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

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