



21 Elmers Way

Bransgore, Christchurch BH23 8HB

SPENCERS
NEW FOREST



21 Elmers Way

BRANSGORE

A spacious and well presented, four bedroom detached bungalow which is nestled in an appealing cul-de-sac position in a sought after position in Bransgore. This attractive property features many highlights indeed and a viewing is recommended to appreciate all on offer.

£565,000



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The Property

The accommodation is impressive, both in terms of space and flexibility. This versatile layout could suit many demographics of buyers.

The bungalow has been comprehensively refurbished in recent years with a thorough programme of improvements, providing a modern and contemporary feel throughout. The level of attention to detail is particularly noteworthy. There has also been significant extensions carried out by the current owners, which has provided excellent reception and living accommodation.

Of particular interest is a very sizeable principal bedroom, featuring a dressing room and en suite.

There are three other spacious bedrooms, including a well-proportioned guest bedroom. One of these rooms could serve ideally as an office/study.

A tastefully updated family bathroom, with healthy amount of storage is also conveyed. A well-presented, extended kitchen/dining room is complimented by attractive tiling and worktops and flows effortlessly to a separate lounge. Both rooms lead out onto the rear garden and offer an ideal entertaining space, benefitting from a more formal sitting room as well as the ability to enjoy 'open-plan' living.

Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue along Burley Road and turn left onto Burnt House Lane. Proceed along the road for approximately 500 yards and the turning for Elmers Way is on the left. The property can be found towards the end of the cul-de-sac on the left-hand side.





Coming soon

Important Notice

By prior appointment only with the vendors 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.



Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: Coming Soon

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Parking: Driveway

Ultrafast broadband with speeds of up to 40 Mbps is available at the property (Ofcom).

Grounds & Gardens

Set back from the road, thus enjoying a substantial driveway area, to accommodate several vehicles, this property features a particularly secluded and private rear garden. This impressive outside space mainly consists of a well-maintained landscaped lawn, along with a recently added, large patio area. This area has been designed with alfresco dining and outdoor gathering in mind. There is also the added appeal of an expansive summerhouse/cabin, which could further be adapted with some work to provide a home office or alternative space.

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.



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

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