



**Yew Tree Cottage**

*Forest Road, Bransgore, Christchurch BH23 8DZ*

**SPENCERS**  
NEW FOREST









*A charming, recently re-furbished detached three/four-bedroom cottage in the heart of the New Forest, situated a short drive away from the popular village of Burley with direct forest access to the front and beautifully landscaped rear gardens*

## The Property

Entering the property through an enclosed porch which leads into the sitting room, the good-sized sitting room benefits from dual aspect views to the rear and the front of the property, and has an exposed brick feature wall with working gas fired log burner.

Leading from the sitting room is the snug, this also features an exposed brick wall with log burner and a single aspect view to the front of the property. The kitchen is situated to the rear of the property with French doors out to the rear patio and garden.

A newly fitted modern shaker style kitchen comprises a range of base and wall units with work tops over, a central island with breakfast bar and newly fitted appliances. There is a utility room with additional sink and space for washer/dryer, as well as storage cupboards and an adjoining downstairs WC.

Leading on from here is a light and airy Orangery with views onto the rear gardens.

A beautiful oak staircase leads up to the first floor where to your left the impressive principal bedroom can be found. The principal bedroom, with high ceilings and exposed beams, benefits from views over the garden with an en suite comprising of a walk-in shower, low level WC and hand basin.

To this level there are a further three bedrooms and a family bathroom including a fitted bath with shower head, low level WC and wash basin.

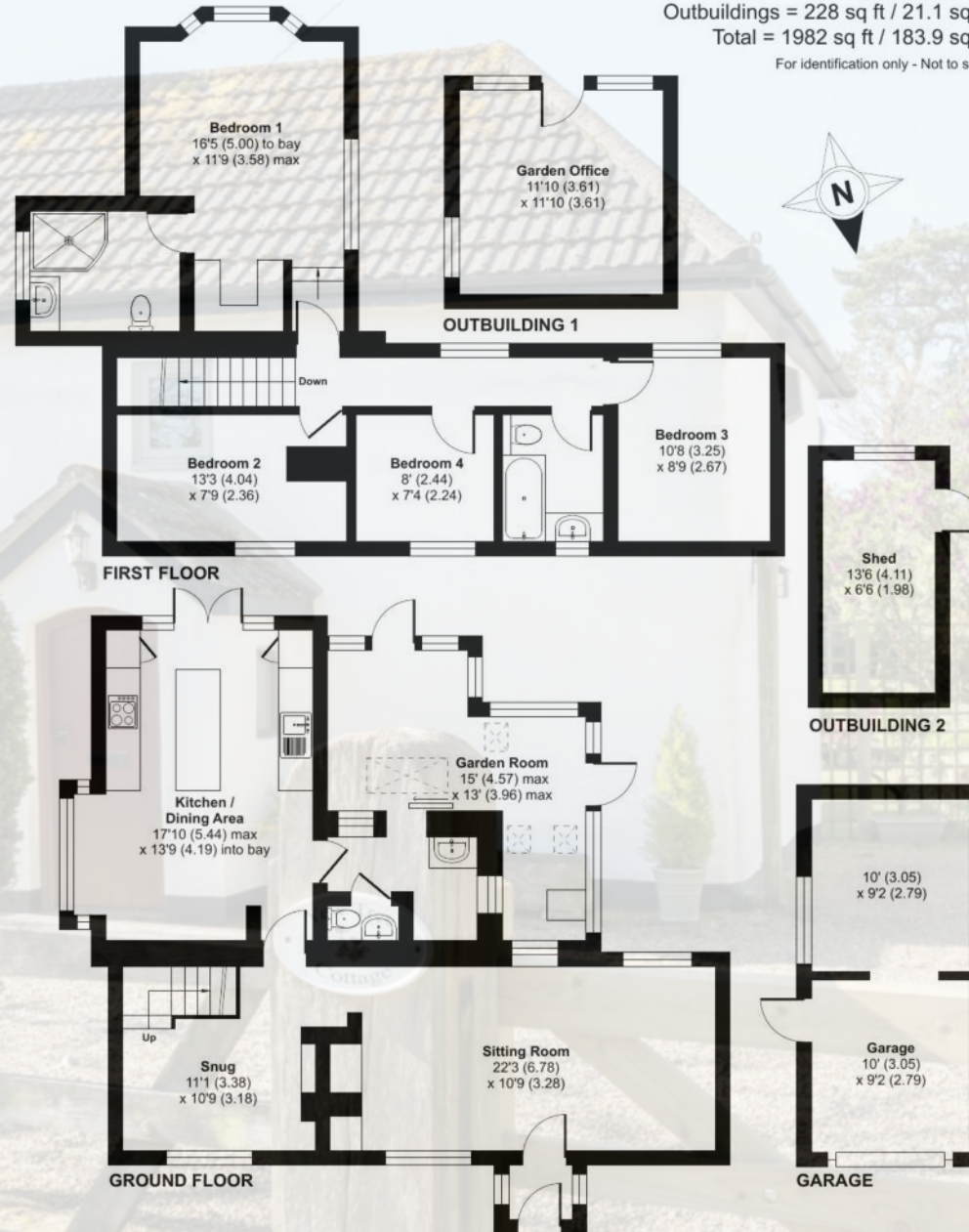
**Agents Note:** Since purchasing the property, the current vendors have replaced the windows throughout.





# FLOOR PLAN

Approximate Area = 1566 sq ft / 145.4 sq m  
Garage = 188 sq ft / 17.4 sq m  
Outbuildings = 228 sq ft / 21.1 sq m  
Total = 1982 sq ft / 183.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1119496



*This forest fronting cottage benefits from a beautifully landscaped garden and off-road parking for ample cars*

## Grounds and Gardens

Entering through a five bar gate from the open forest onto the gravel driveway, there is ample space for off road parking and a single garage. The front of the property is bordered by hedgerow, which creates an element of seclusion and privacy. The area in front of the hedgerow has grass paths between flower beds and a range of mature shrubs and trees. Access to the rear garden can be gained from both sides of the property.

The good-sized rear garden is beautifully designed, laid to upper and lower lawn linked by a bridge over an artificial stream which surrounds the lower lawn. The garden also benefits from a beautiful array of mature shrubs, trees and a terrace area at the front of the garden which provides a perfect place for al fresco dining. Behind the garage there is a good-sized garden office and green house. All of the outbuildings benefit from lighting and power supply.



**£799,000**



3



4



2





## The Situation

The property is located on Forest Road and has the benefit of the open forest directly on its doorstep. 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.

## 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 couple of yards and the property can be found on the right hand side.

## Services

Tenure: Freehold

Services: 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 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

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





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

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