



**7 Bransgore House**

*140 Burley Road, Bransgore, Christchurch, BH23 8DA*

**SPENCERS**  
NEW FOREST





*A wonderful bright and airy, first floor mansion house apartment forming part of an exclusive development of just nine apartments created from a magnificent former country house*

## The Property

Access is provided via a communal entrance hall which houses a staircase, leading to the first-floor landing and in turn, Apartment 7.

The front door gives access to an entrance hall and all of the adjoining living accommodation. The living room benefits from windows to the side elevation and an operational Adam style fireplace to the far end, with an adjoining study, featuring a porthole style window to the rear.

A door from the living room leads into the kitchen which overlooks the front and side elevations and has range of built in base and wall level units incorporating a Ceramic sink unit with Quooker tap, electric oven and induction hob; as well as an integrated slimline dishwasher, washing machine and fridge/freezer. The kitchen centres upon a large recess, looking through into the living room, which is ideal for entertaining.

The spacious bedroom has a window which overlooks the rear formal gardens and incorporates a large built-in storage cupboard. There is also ample space for additional freestanding wardrobes.

The bathroom has a window to the front aspect and incorporates a claw footed bath with shower over, WC and stone wash basin mounted on a solid oak unit.

**£310,000**



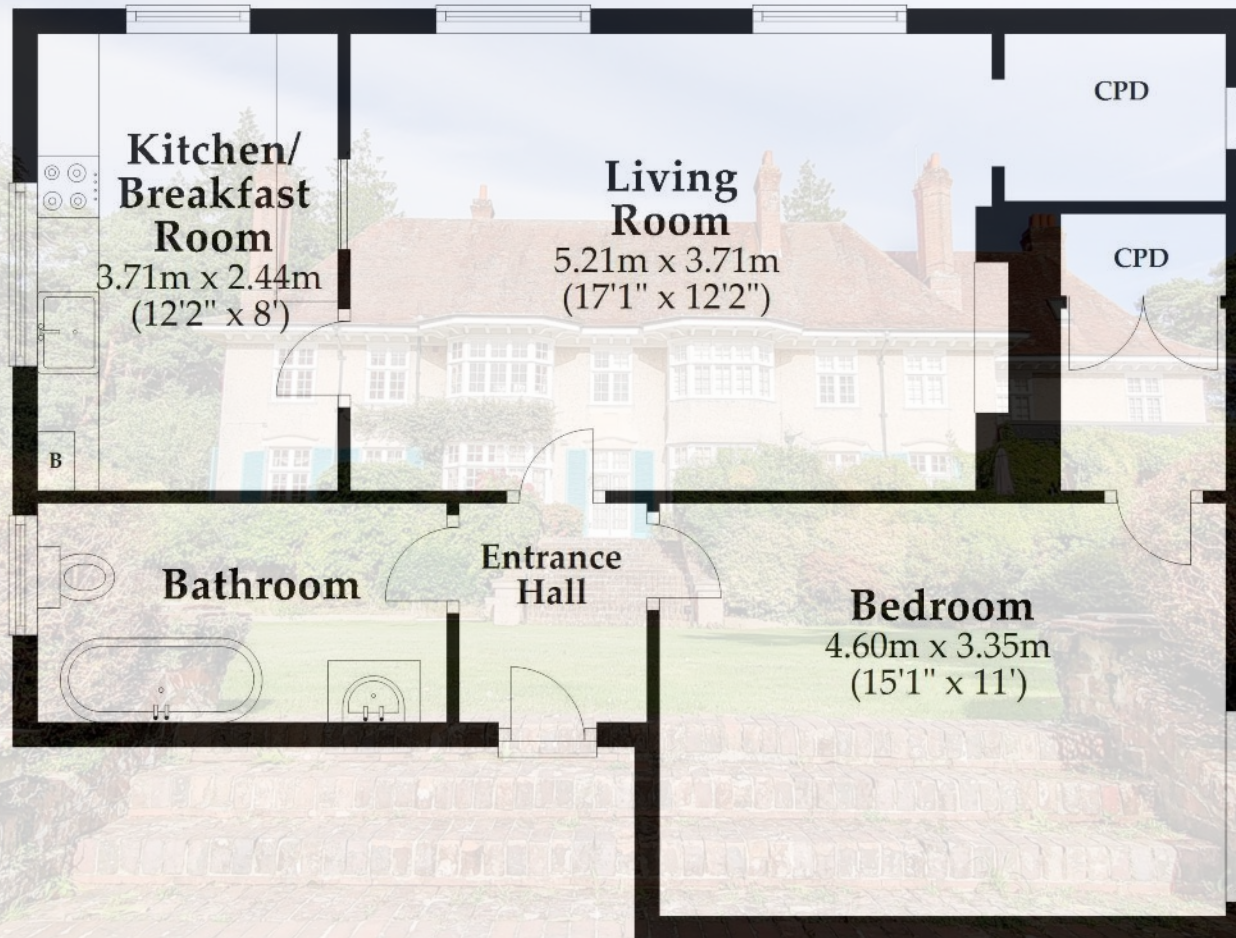


## FLOOR PLAN

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

# Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



Total area: approx. 61.1 sq. metres (657.6 sq. feet)

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





*This highly sought after building benefits from just over six acres of delightful communal grounds and lies within walking distance of the village centre*

## Grounds & Gardens

Outside, the property is surrounded by the most delightfully maintained communal gardens with a plethora of Rhododendrons, Azaleas and specimen plants and trees. The gardens offer many opportunities for privacy, there is also ample parking space for residents and visitors alike.

In the basement of the communal hallway there is a large lockable storage area that is available for communal use. To the rear of the house is a further parking area and garage area where the detached garage belonging to Flat 7 is located. We understand the grounds extend to approximately 6.5 acres.

## Services

Energy Performance Rating - E

Council Tax Band - B

Tenure - Share of Freehold

Lease Length - 900+ years

Mains electricity and water – Oil fired central heating (metered)

Maintenance Charge - £101 per month which includes water

Pets are allowed

## Directions

From Burley head towards Bransgore along Pound Lane/Burley Road. As you approach Bransgore and shortly after passing MacPenny's nursery, the turning to Bransgore House will be seen on the left.







## The Situation

The property is located close to the village centre which offers a variety of shops including a post office and large convenience store. The wider area has much to offer to the modern family. The New Forest National Park is just a short drive away, with the stunning Dorset and Hampshire coastline approximately five miles south. Places of interest include Christchurch Harbour, Highcliffe Castle, and historic Christchurch Priory and ruins. Highcliffe beach is only a short drive or cycle ride away to the south. There are opportunities for water sports and equestrian activities, and a variety of golf courses in stunning coastal and forest settings. The area offers a range of family attractions for days out. The nearest mainline train station is Christchurch (approximately 4.8 miles away), which runs to Waterloo in approximately two hours. There are airports at Bournemouth and Southampton, offering both domestic and international flights.

## 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.







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

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