



Ytene Croft

School Road, Bransgore, Christchurch, BH23 8DS

SPENCERS
NEW FOREST



YTENE CROFT

SCHOOL ROAD • BRANSGORE

A charming, detached family home, dating back over 200 years and originally the old post office and village shop, offered to the market in immaculate condition having been beautifully reconfigured and refurbished by the current owners. This stunning home sits within touching distance of the open forest offering lovely walks and a moments' drive from the popular village of Burley in one direction and the coast in the other, with the property providing an additional annexe outbuilding.

£950,000



4



3



3







The Property

The property is accessed via a timber covered front door leading immediately into the utility/boot room, housing the washing machine, tumble drier and an additional sink. A set of double doors lead you to one end of the house via the stair well into a useful study with access to a three-piece bathroom. The study is ideally interlinked through a door into the fourth bedroom making this end of the house an ideal separate annexe section to the house. A lovely sitting room is accessed by both the fourth bedroom and the kitchen and offers a large comfortable living space, carpeted throughout and provides two sections to the room due to its size. At one end of the room there is a seating area surrounding the log burning fireplace with brick surround and a further seating area at the other end providing a TV area with bay window and doors leading out to garden.

A large kitchen/dining area links back from the sitting room and provides a really spectacular social area to the house. The shaker style kitchen provides both low level and eye level units all sat under a worksurface comprising a four-gas ring hob with integrated oven, a further 1950s original gas AGA and an island with wood worksurface and wine cooler fridge. The kitchen flows through to a dining area all laid with Vusta flooring and extends further into a lovely conservatory area allowing for ample natural light to flow through the kitchen.

A staircase divides the study and utility room and leads to a first-floor landing where a further three double bedrooms can be found. The principal bedroom sits at the rear of the property and is laid with wooden flooring throughout and offers double aspect views over the lovely gardens. This bedroom additionally benefits from a three-piece en-suite which doubles up as the family bathroom with further access from the hallway. Bedroom two offers a good-sized room with built in storage units and equally benefits from an en-suite shower room. Bedroom three is also a double bedroom offering alcove space for storage and lovely views into the garden.

Viewing

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.

Ytene Croft, School Road, Thorney Hill, Bransgore, Christchurch, BH23

Approximate Area = 2580 sq ft / 239.6 sq m

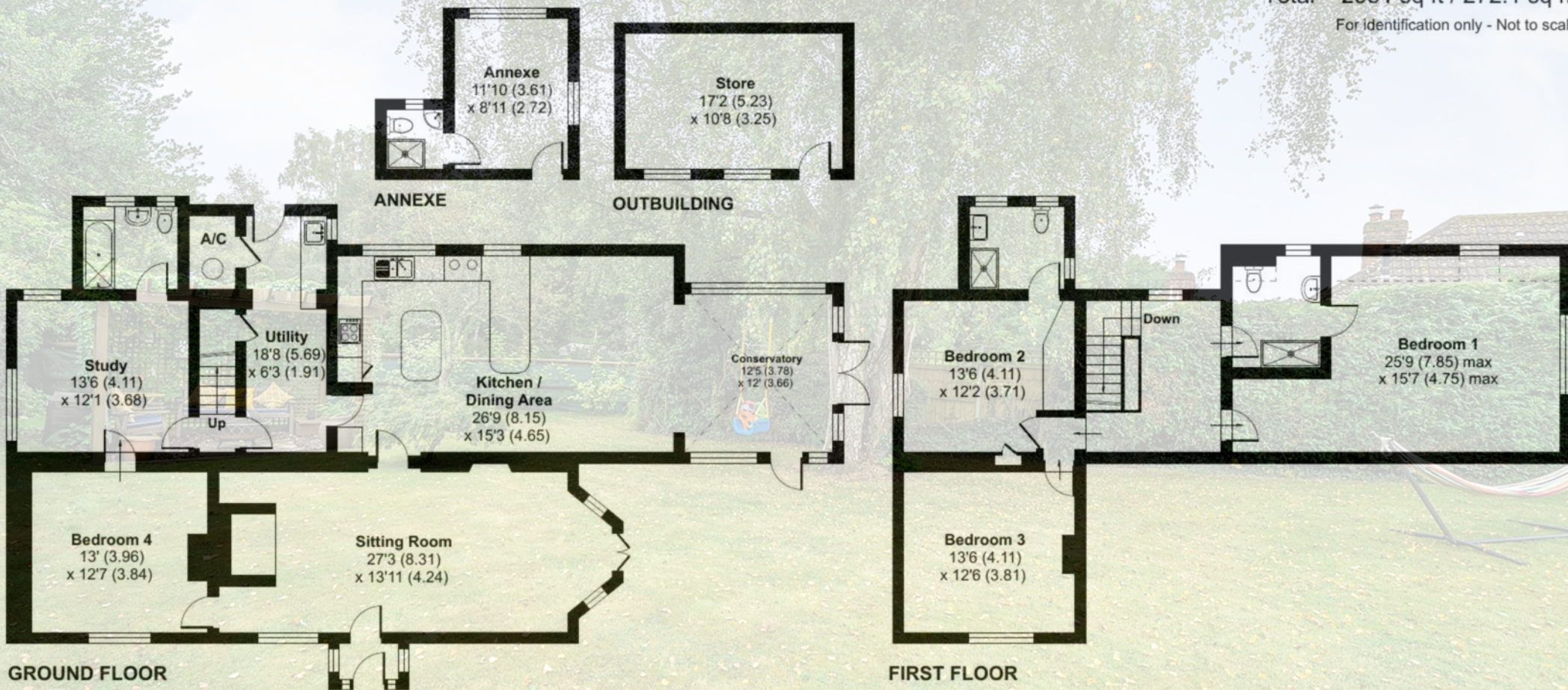
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Annexe = 131 sq ft / 12.1 sq m

Outbuildings = 183 sq ft / 17 sq m

Total = 2931 sq ft / 272.1 sq m

For identification only - Not to scale





The Dairy Annexe

A separate detached outbuilding with separate access, currently used as a successful Airbnb, sits within the grounds and gives the home the ideal annexe accommodation. Consisting of a vaulted ceiling living room/bedroom giving the room a great feel of space with a separate three-piece shower room.

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, each within very easy reach. Condor Ferries to the Channel Islands are situated in nearby Poole. The A31 provides access to the M27 and the motorway network. There are railway services from nearby Hinton Admiral (approximately 3 miles), which provides a service through to London Waterloo (1 hour 54 minutes) or from Brockenhurst (1 hour 34 minutes).



Additional Information

Agents note: Rethatched in 2014 and chimney rebuilt with new liner in 2014

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 62 D Potential 66 D

Services: All mains services connected

Property Type: Detached

Property construction: Part cob construction with thatched roof over. Part brick built with tiled slate roof over.

Parking: Private driveway

Broadband: Standard broadband, speeds up to 100 Mbps

Mobile Signal: Limited signal on Three, O2 and Vodafone. Please contact provider for further clarity



Grounds & Gardens

The house sits well within its plot and focuses itself on the gardens which wrap around the property. The property can be approached through two different gates, but the main entrance is via a set of double wooden gates leading onto a gravel driveway that leads to the boot room entrance to the house and the large garden store, giving the property ample off-street parking. The front of the property is boarded by both picket fencing and hedgerow giving the property a good element of seclusion to the front. A further stone wall, with a door way leads from the parking area into the main section of the garden at the rear which is mostly laid to lawn with a lovely patio area from the kitchen conservatory giving the property a lovely al fresco dining area. This section of the garden is interspersed with an array of trees and surrounded by healthy hedgerow and fencing. A small walk through past 'The Dairy' Annexe building with further smaller garden which is laid to lawn and provides a iron gate allowing for its own access. The section of the garden gives 'The Dairy' its own ideal secluded garden section or additional garden to the main home depending on the usage.



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 handside into School Road. The property can be found after 0.1miles on your right.

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.





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

The Cross, Burley, Hampshire, BH24 4AB
T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com