



46 Wiltshire Gardens

Bransgore, Christchurch, BH23 8BJ

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NEW FOREST





A delightful, detached family home, situated in the heart of Bransgore and within close to the village amenities

The Property

The property is accessed via a secure covered porch, opening into the main entrance hall which leads to the ground floor reception rooms and has a staircase leading to the first-floor accommodation. The naturally bright and spacious sitting room has a double aspect and features an electric fireplace, whilst benefiting from charming views over the rear garden and paddocks beyond.

A separate dining room leads into a generous conservatory which in turn, has double doors providing access to garden which offers expansive views across to the fields at the back. The spacious kitchen offers an array of base, wall and drawer units and an integrated double oven and hob.

The ground floor accommodation is completed by a downstairs WC, under stairs cupboard and access to a large garage.

A carpeted staircase leads to the first-floor galleried landing with access to all the bedrooms. The principal bedroom sits to the rear of the house and incorporates a built-in wardrobe and a generous en-suite. There are three further double bedrooms, all of which benefit from built-in wardrobes and are serviced by the family bathroom which comprises a three-piece suite.

£750,000



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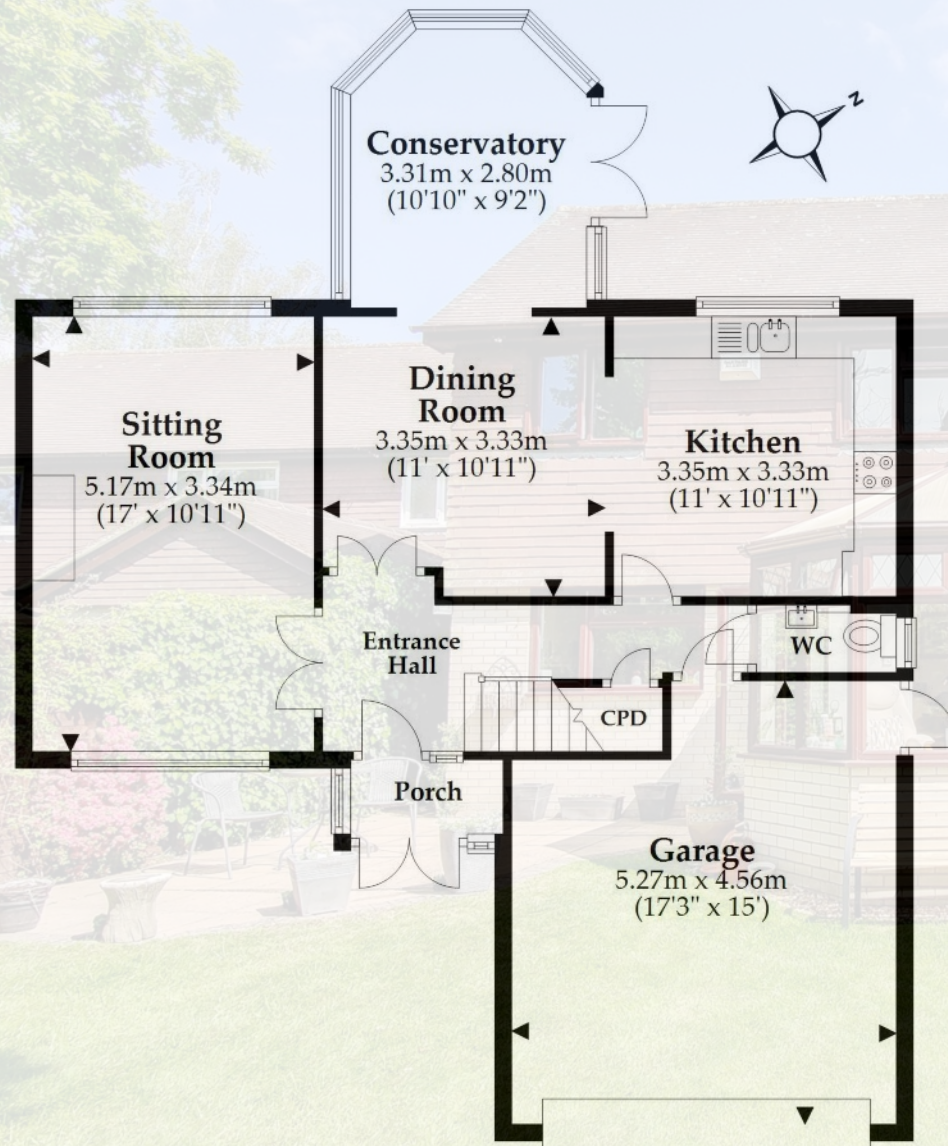


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FLOOR PLAN

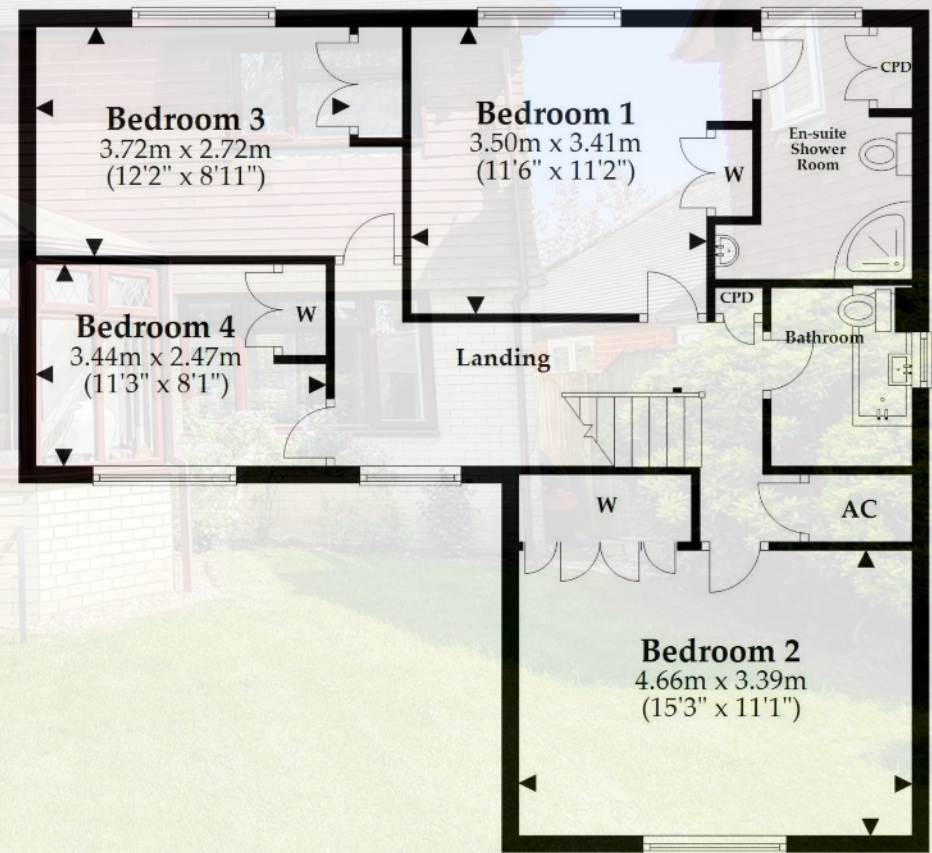
Ground Floor

Approx. 84.0 sq. metres (904.6 sq. feet)



First Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



Total area: approx. 159.0 sq. metres (1711.2 sq. feet)

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



Further benefits include a sunny, enclosed rear garden, off road parking, garaging and stunning views to the rear overlooking neighbouring paddocks

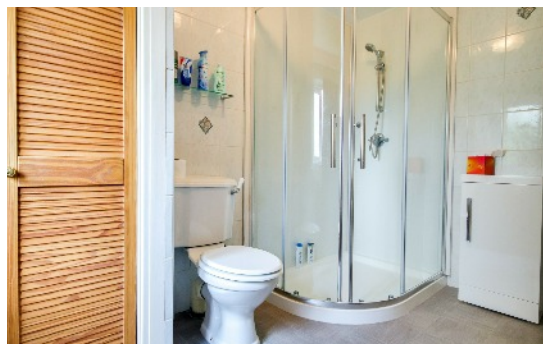
Grounds & Gardens

To the front of the property is a paved driveway allowing for off-road parking, as well as a charming lawned area leading to the front porch. The garden is mainly laid to lawn, with a lovely patio area to the side which is ideally suited to al-fresco dining; further access is provided by a side gate leading from the front driveway.

The key feature of the property is not only the expansive views to the rear, but also the private rear garden, providing a real sense of peace and tranquillity.

Directions

From the centre of Bransgore village, proceed along Ringwood Road heading in a north westerly direction towards Ringwood. After approximately 400 yards, turn left into Derritt Lane, signposted to Sopley. After approximately 200 yard, take the second left into West Road. Proceed along West Road, until you reach Wiltshire Gardens on your right hand side. The property will shortly be found on your right hand side.





The Situation

The property is situated in a sought after location, close to and within easy walking distance of the village centre. 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.

Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

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 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. 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.





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

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