



Applegarth

*School Road, Bransgore, Christchurch, BH23 8DS*

SPENCERS  
NEW FOREST



# APPLEGARTH

## SCHOOL ROAD • BRANSGORE

*Located on a lovely peaceful road within touching distance of the open forest is this lovely three-bedroom chalet bungalow. Offering over 1300 sqft of versatile living accommodation and a good-sized, well-proportioned gardens. Further benefits include off street parking for a couple of cars.*

£615,000





## The Property

You enter the property through the main front door into a small hallway entrance with a further inner door that takes you through to the main hallway that flows through the house giving you access to all downstairs accommodation. At the beginning of the hallway on the left-hand side a door takes you through to a large sitting room with double aspect views over the garden and access into the kitchen. The shaker style kitchen itself offers an array of low lying and eye level units, an AGA and butler style wash basin with views over the gardens. The kitchen also offers space for a breakfast table and a single door through to a useful conservatory which in turn gives you double access to the gardens. Back from the hallway you walk through and are met with two double bedrooms both of which are serviced by a well-proportioned three-piece family bathroom. A large principal bedroom sits at the end of the hall and provides the benefits of a useful ensuite shower room. Stairs from the hallway take you up to a good sized 'loft room' which creates a lovely element of versatility to the accommodation.

## Property Video Tour

Please scan the QR Code to view the property video tour





# School Road, Thorney Hill, Bransgore, Christchurch, BH23

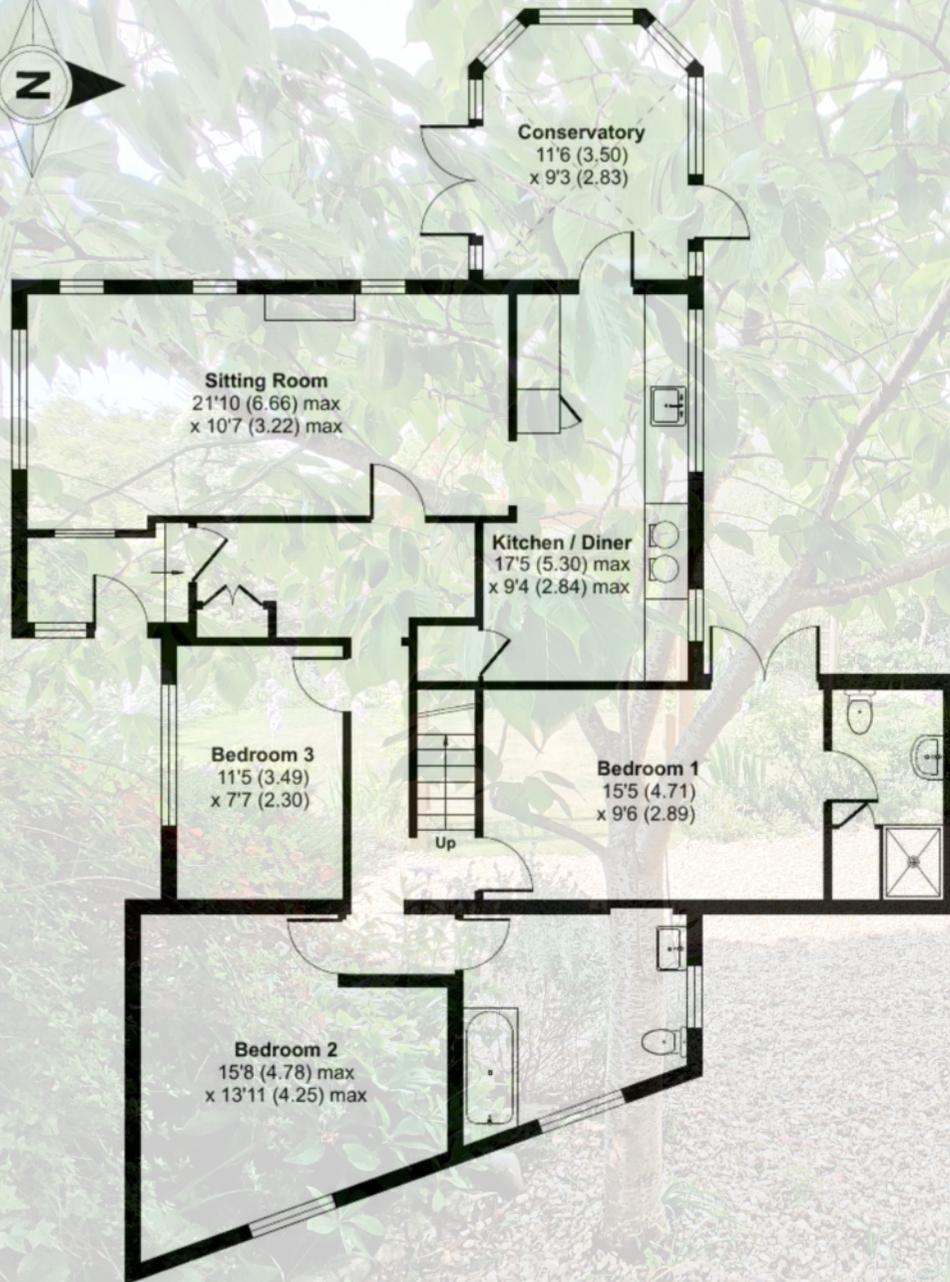
Approximate Area = 1358 sq ft / 126.1 sq m

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Outbuildings = 132 sq ft / 12.2 sq m

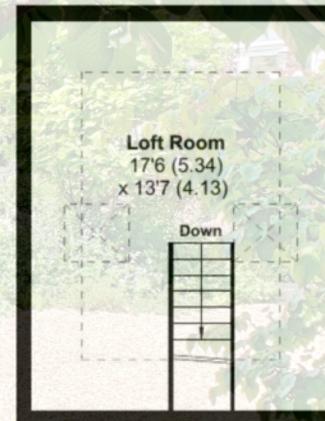
Total = 1611 sq ft / 149.5 sq m

For identification only - Not to scale

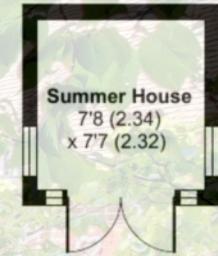


**GROUND FLOOR**

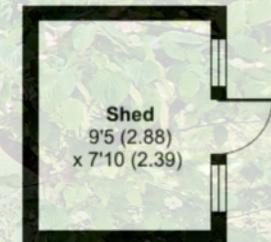
Denotes restricted head height



**FIRST FLOOR**



**OUTBUILDING 2**



**OUTBUILDING 1**





## Grounds & Gardens

The property is approached by a gravel driveway giving you plenty of off-street parking with a stone pathway leading you to the front door. The property is set back from the road giving you a lovely, large front garden that is interspersed with an array of plants, shrubbery, hedging and trees giving the property a fantastic element of greenery, peace and seclusion. To the left of the gardens is another gravelled area which gives you further benefits of an ideal shed, vegetable patch area and a lovely summerhouse with double doors.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 59 D Potential: 75 C

Services: All mains connected

Property Type: Detached

Parking: Off-street parking

Broadband: Broadband speeds up to 1800 Mbps available at the property  
Mobile Signal / Coverage : No known issues, please contact provider for further clarity

## 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 0.2 miles on your right.





## The 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).

## 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



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

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