



8 Woodlands Close

Bransgore, Christchurch, BH23 8NF

SPENCERS
NEW FOREST



A delightful two bedroom detached bungalow, situated at the end of a quiet close within a short stroll of Bransgore village amenities. Benefiting from a single garage, off road parking and a lovely good sized rear garden.

The Property

A welcoming entrance hallway leads through into the spacious kitchen/diner, comprising a range of base and wall units, gas cooker with extractor over, inset sink and space for white goods.

A spacious lounge with a gas fireplace and double doors opening into the generous sized conservatory with doors out onto the rear patio.

To the other end of the bungalow lie two bedrooms and a shower room, bedroom one is a good sized double room with fitted wardrobes and a rear aspect. Bedroom two is a generous single, also benefiting from fitted wardrobes and an aspect to the front. A shower room completes the accommodation and comprises a WC, wash basin and modern walk in shower unit.



Offers In Excess of £395,000

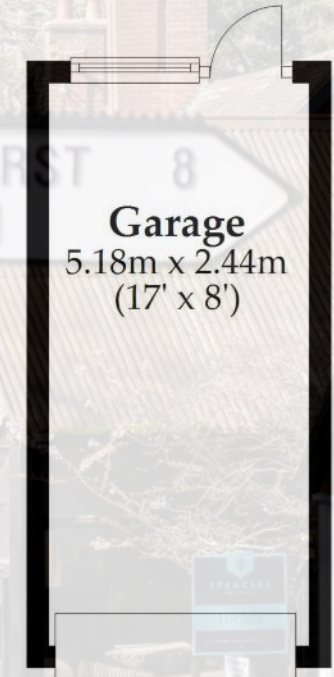
Ground Floor

Approx. 78.3 sq. metres (842.9 sq. feet)



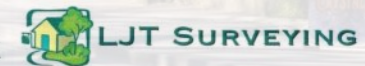
Garage

Approx. 12.6 sq. metres (136.0 sq. feet)



Total area: approx. 91.0 sq. metres (979.0 sq. feet)

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



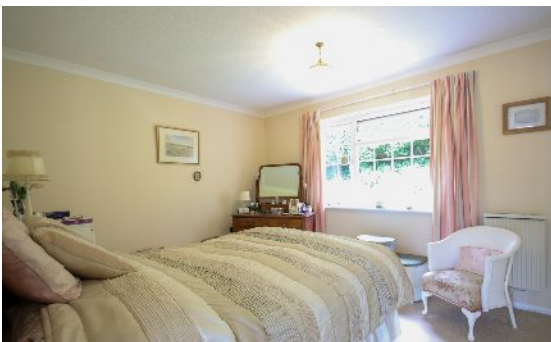


Grounds & Gardens

A part shingle driveway provides parking for a couple of vehicles in front of the single garage. The garden sits to the side of the property and is deceptively a good size with an area of patio for alfresco dining, a circular area of lawn and the rest of the garden is planted with mature trees and shrubs. A pathway through the garden leads to a rear gate which gives access out onto Chapel Lane.

Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue until you reach the Crown Public Inn crossroads and take the left hand turning onto the Ringwood Road. Continue past the parade of village shops and take the first left hand turning onto Brookside Road. Follow this road all the way to the bottom of the hill and around to the right. Take the next left into Woodlands Close and the property can be found situated at the end of the close on the left hand side.





The Situation

8 Woodlands Close is ideally situated in a desirable position on the edge of Bransgore village, close to the boundary of the New Forest National Park, making it ideally situated to make full use of all the wonderful facilities the Forest has to offer. Whether it be sailing at nearby Christchurch or Lymington or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (9 miles, Waterloo 90 minutes). The delightful New Forest village of Burley is about 3 miles distant and the market towns of Ringwood and Christchurch are but a short drive away (5 miles). The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both with their airports are easily accessible

Services

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: E Current: 41E Potential: 87B

All mains services connected - Electric heating

Ultrafast broadband available with downloads speeds up to 1000 Mbps

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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