



**Amberley**

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

**SPENCERS**  
NEW FOREST





## AMBERLEY

### SCHOOL ROAD • BRANSGORE

*Amberley is a fantastic four bedroom detached family home, situated in a sought after location within the National Park, just a short walk from the open forest. The property boasts spacious and well laid-out accommodation and benefits from a newly renovated detached studio/annexe. Amberley features a large driveway and attached garage to the front of the property and a south-westerly facing rear garden. No onward chain.*

£650,000



4



2



2











## The Property

Entering through the porch into the spacious hallway, which provides access to all of the ground floor accommodation. To your left is a light and bright sitting room, with floor to ceiling windows across the front elevation and a feature fireplace with log burner. A shower room with WC and wash basin sits behind the staircase with large storage cupboard.

Double doors lead through to the open plan kitchen/diner with bifolding doors onto the rear garden. Velux windows add additional light to this space and there is ample room for a large family dining table. The modern Shaker style kitchen consists of a wide range of wall and base units with a central island offering further storage, worktop space and breakfast bar. Integrated appliances include a dishwasher, five ring gas hob with extractor over, double oven, washing machine and tumble dryer and there is space for a free standing fridge/freezer to complete the kitchen. There is access from this room into the adjoining single garage.

The staircase rises to the first floor landing where there are four bedrooms, all benefitting from built in wardrobes and are facilitated by a family bathroom comprising a bath with shower over, WC and wash basin.

## 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.



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

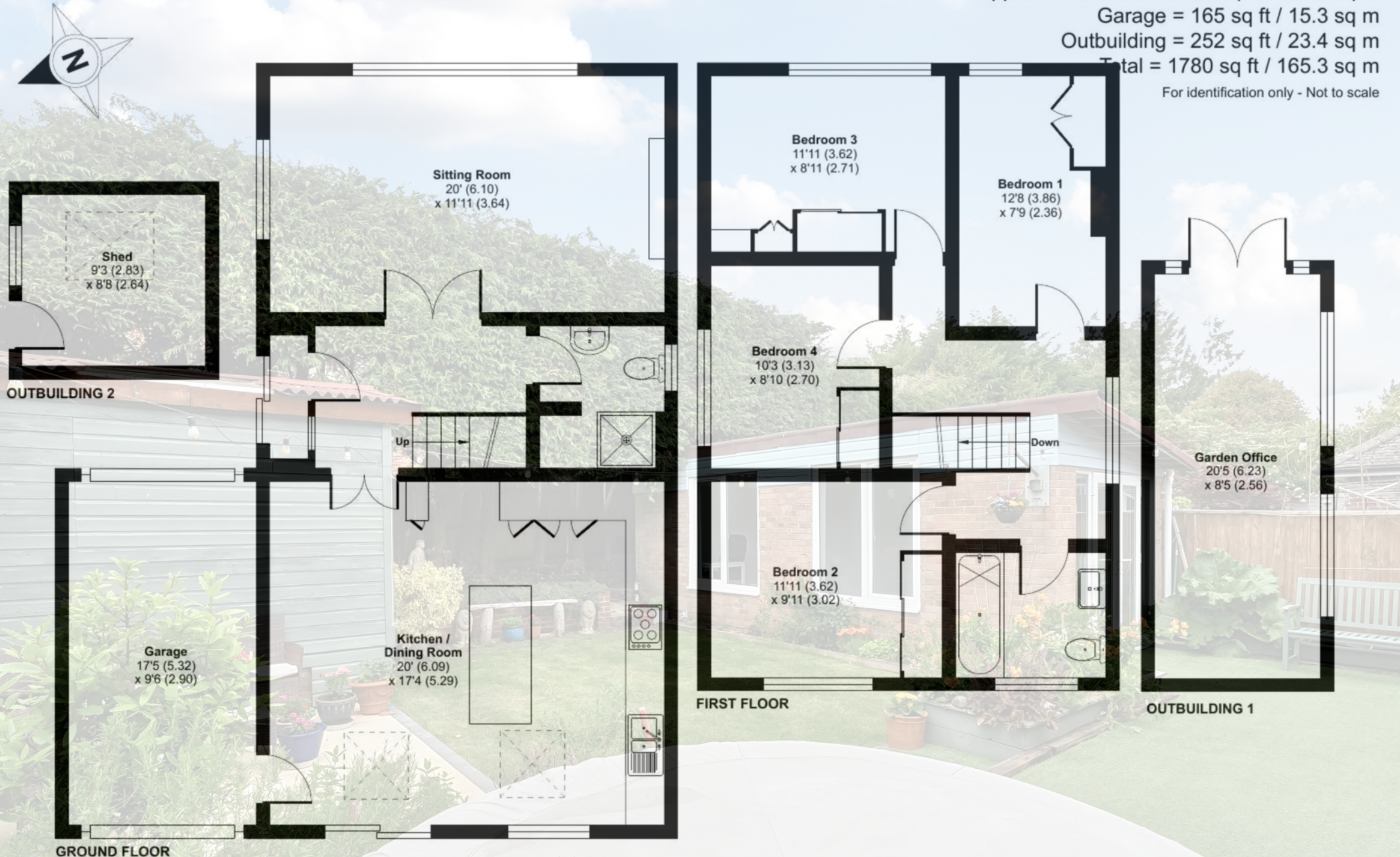
Approximate Area = 1363 sq ft / 126.6 sq m

Garage = 165 sq ft / 15.3 sq m

Outbuilding = 252 sq ft / 23.4 sq m

Total = 1780 sq ft / 165.3 sq m

For identification only - Not to scale







## Grounds & Gardens

The property is approached via a five bar gate providing access onto the gravel drive with space for up to four vehicles and access to the adjoining garage. The rear garden is partly laid to lawn and partly with artificial lawn, with raised bed and interspersed with planting. A useful timber shed sits to one side and a detached studio/annexe to the other which has been recently converted by the current owners and would create a wonderful home office, gym or ancillary accommodation.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 65 D Potential: 81 B

Services: All Mains Connected

Heating: Gas Central Heating

Property Type: Detached

Property Construction: Standard Brick Build

Parking: Private Driveway, Garage and Street Parking

Flood Risk: Very Low

Broadband: Standard broadband, speeds up to 1800 Mbps

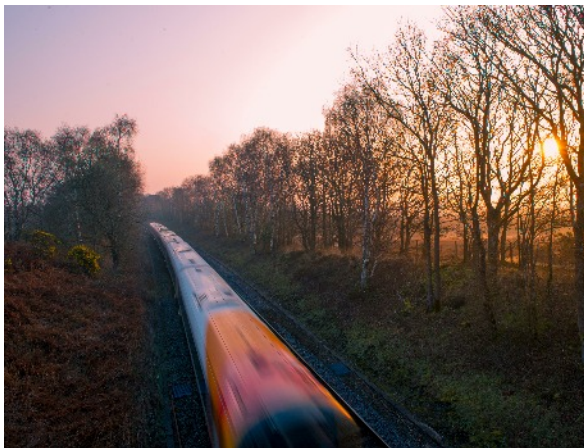
Mobile Signal: Not good interior coverage for EE and O2. Please contact provider for further clarity

## 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.







## 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.)

## Video Tour



Please scan QR code to watch our video tour





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

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