



Dial Court

198 Burley Road, Bransgore, Christchurch, BH23 8DF

SPENCERS
NEW FOREST



DIAL COURT

BURLEY ROAD • BRANSGORE • NEW FOREST

A rare opportunity to purchase this impressive five-bedroom equestrian home, situated within the New Forest National Park and just a stone's throw away from Bransgore village and the open forest. The property is currently divided into two, with 'Dial Cottage' currently being utilised as a successful holiday let, it would also be suited to multi-generational living. Further benefits include delightful gardens and paddocks extending to approximately 4.1 acres as well as a beautiful stable yard, a triple garage and a menage.

£1,895,000





The Property

Dial Court was originally built as the Coach House to Dial House and has characterful features throughout. Entering through the oak framed porch to the grand drawing room which also houses the stairs leading up to the first floor. The drawing room has two sets of French style doors to the terraced area and garden beyond, a fireplace housing a log burner, decorative wood panelling with recessed displays. It also provides access to the dining room, which features single aspect views and glass double doors. To the left of the drawing room is an additional hall which leads to a shower room, additional sitting room and a family room or study with door to the courtyard garden.

To the right of the drawing room is lovely Kitchen/Breakfast room with oak units, granite work tops, a fitted oven/grill, dishwasher and a Rayburn range which provides additional cooking facilities. There is also access to the utility room with downstairs cloak room, boot room and access to the front of the property. Further to this is a door way which leads to a self-contained, separately heated two bedroom annexe with a Sitting Room, Conservatory, Kitchen and Shower Room. This area does have its own separate access and is currently utilised as a very successful holiday let.



On the first floor, there three good sized bedrooms, of which two are serviced by the family bathroom comprising a fitted bath, walk in shower cubicle, wash hand basin and low level WC. The master bedroom benefits from beautiful views over the gardens and grounds of the property, fitted wardrobes and a fully fitted en-suite.



Grounds & Gardens

Outside, the property is approached via a long tree-lined driveway, with a fenced paddocks to the side.

By the house it has plenty of off road parking for numerous vehicles, a triple garage with electric doors, two bay timber carport and a stable block consisting of three good size stables with power and water and a tack room and hay barn. This is of a good size and can also be used for extra car parking if required.

At the very rear are an additional two further fenced paddocks edged by woodland, a large undercover log store and a good sized menage.

To the south side of the property a beautifully landscaped walled garden with a large terraced area with overhead Victorian style glass veranda, formal pond and large timber log cabin with electricity and water supply, which could also be utilised as overflow accommodation.

There is also an additional garden area for the annexe and a beautiful walled orchard with an array of fruit trees.



5



5



3





TOTAL FLOOR AREA : 497.3 sq.m. (5353 sq.ft.) approx.

Produced by Ellis Belk Photography: This information has been prepared as guide only. The vendor and Estate Agents, make no warranties as its accuracy and all interested parties must rely on their own enquiries.

Made with Metropix ©2023





The Situation

Dial Court lies about 1 mile from the centre of Bransgore village, within 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 Lymington (12 miles) or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (8 miles, Waterloo 90 mins.) The delightful New Forest village of Burley is under 3 miles away and the market town of Ringwood is 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.

Directions

From our office in the village proceed into Pound Lane by the War Memorial. Continue for about 2.8 miles and the property will be found on the left hand side, through an electric timber gate.

Services

Dial Court - Energy Performance Rating: TBC
Dial Cottage - Energy Performance Rating: TBC
Council Tax Band: G
Tenure: Freehold

Services: All mains services connected

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.









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. 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, Godwinscroft 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 popular secondary schools in Ringwood and Highcliffe are also within an 15 minute drive. Properties in this area include, 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.

Points Of Interest

| | |
|-------------------------------|-----------|
| Twin Oaks Medical Centre | 0.8 Miles |
| The Three Tuns | 0.9 Miles |
| Bransgore Primary School | 0.9 Miles |
| Hinton Admiral Station | 2.6 Miles |
| Chewton Glen Hotel and Spa | 3.5 Miles |
| Bournemouth Hospital | 5.1 Miles |
| Ballard Private School | 3.5 Miles |
| Sway Mainline Railway Station | 5.0 Miles |



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