

PLANNING
PERMISSION GRANTED



Pine View

204 Burley Road, Bransgore, Christchurch, BH23 8DF

SPENCERS
NEW FOREST





This detached Victorian home is offered to the market with no forward chain and lends itself to a programme of renovation and modernisation. Further benefits include a charming rural outlook as well as planning permission for a two-storey rear extension

The Property

A brick built covered porch gives access into the hallway, which in turn leads to the ground floor accommodation. The formal lounge sits immediately to the left and incorporates a bay window and feature fireplace. Across the hallway is the dining room which is of a generous size, also benefiting from a feature fireplace and bay window. Positioned to the rear of the property is a good-sized kitchen which benefits from lovely views over the south facing garden and access to the adjoining conservatory, which leads out to the rear garden and garage.



Stairs from the hallway rise to the first floor, which offers two double bedrooms to the front of the property, both with bay windows and a smaller single bedroom to the rear. All of which are serviced by a family bathroom with a three-piece suite.

The property benefits greatly from planning permission for a two-storey rear extension, plans can be found on the New Forest National Park planning portal, reference: **23/00739FULL**

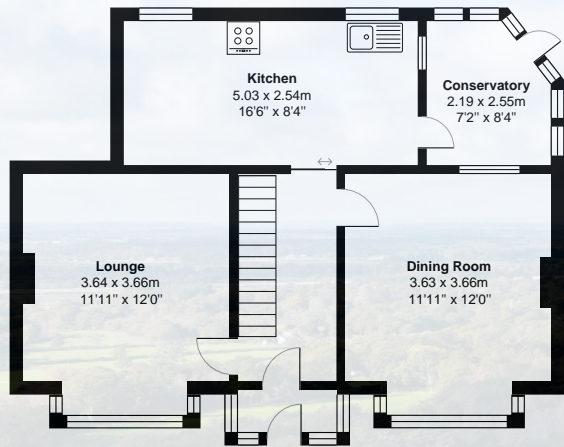
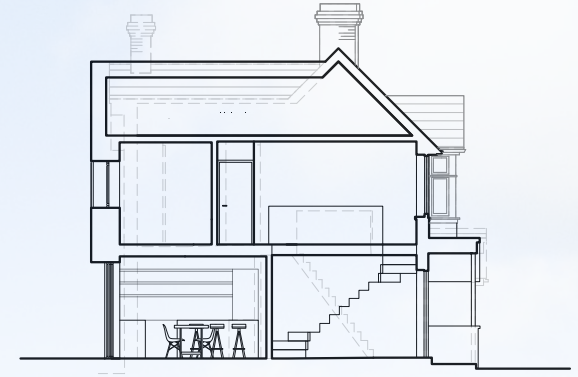
Grounds & Gardens

The property is approached via a pedestrian gate, with a paved pathway separating the pretty front lawn, leading to the front door. The driveway sits to the edge of the property, providing parking for several vehicles and double gates leading to additional parking and the garage. The rear garden is of a generous size and is mainly laid to lawn, further benefiting from stunning views over paddock land, a vegetable patch and hedgerow border.

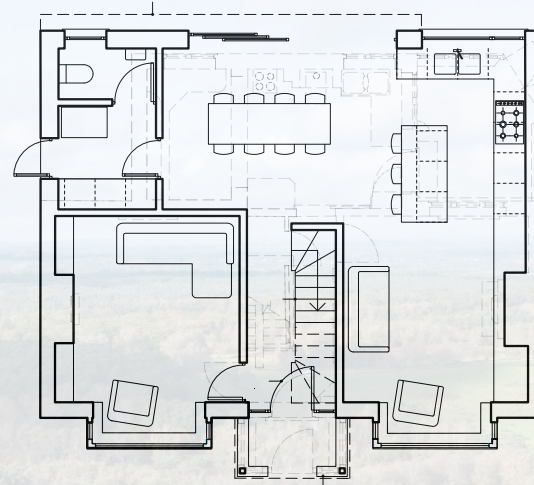
£565,000



PROPOSED ELEVATIONS



Ground Floor

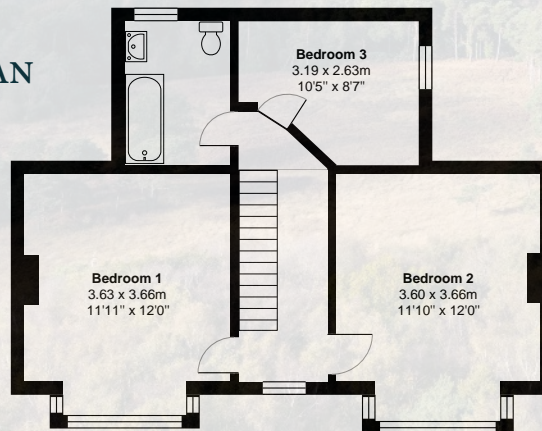


Ground Floor

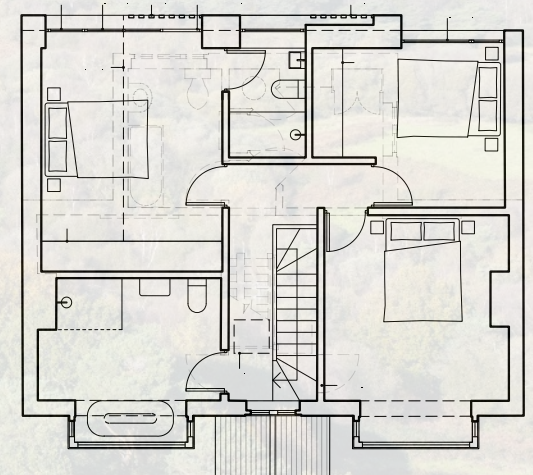
PROPOSED FLOOR PLAN

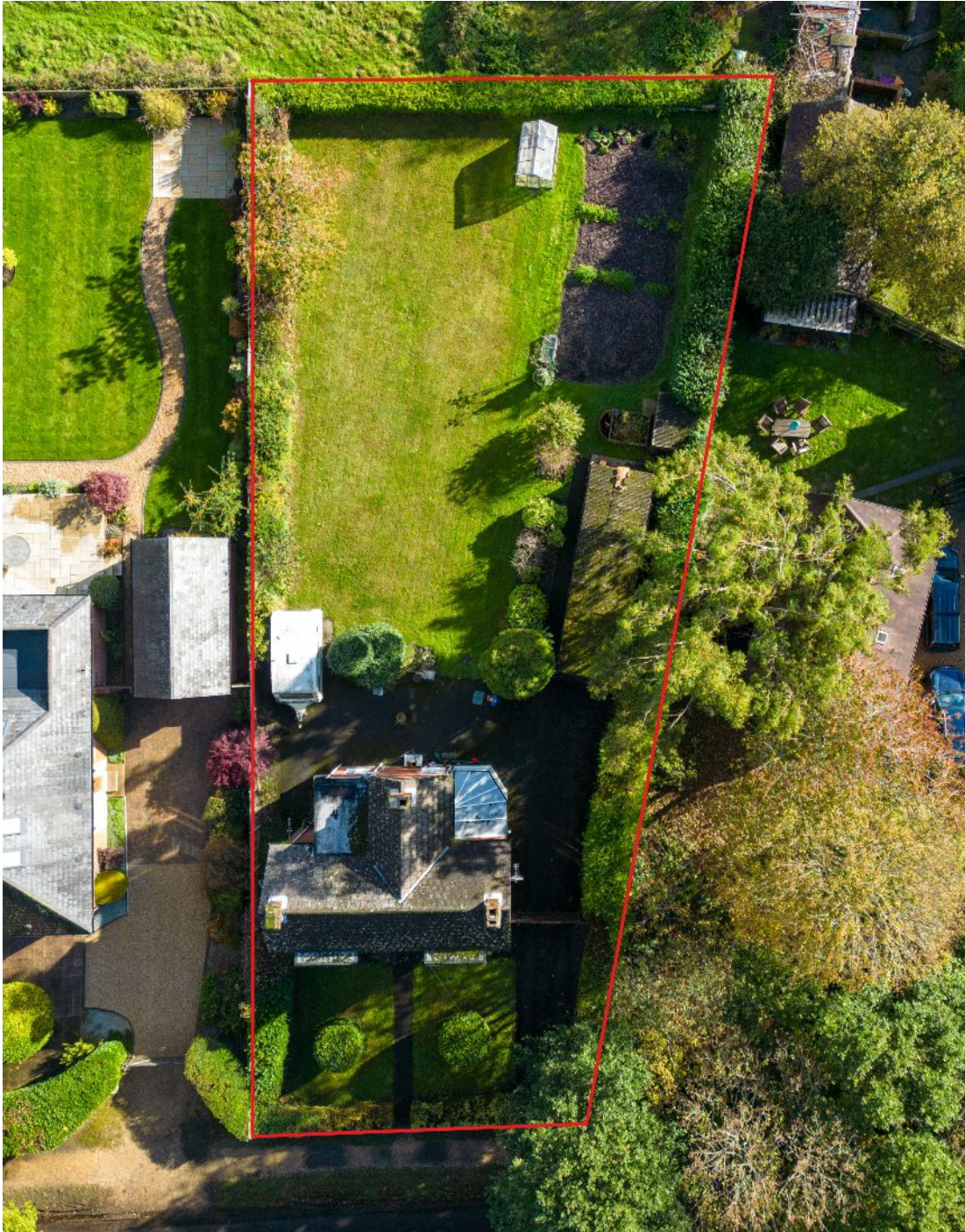
EXISTING FLOOR PLAN

First Floor



First Floor





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.

Services

Energy Performance Rating: F

Council Tax Band: E

Tenure: Freehold

Solid Fuel Heating System

Directions

From Burley head towards Bransgore along Pound Lane/Burley Road. Proceed through Thorney Hill, cross the cattle grid and the property is approximately 200 yards down on the left hand side, denoted by our For Sale board.

Viewing

By prior appointment only with the 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:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com