



5 Bransgore House

140 Burley Road, Bransgore, Christchurch, BH23 8DA

SPENCERS
NEW FOREST



This beautifully presented three-bedroom home offers elegant high ceilings, generous accommodation and an abundance of natural light throughout. Set within an exclusive development of just nine residences, this bright and spacious first-floor mansion apartment forms part of a magnificent former country house. Blending timeless elegance with modern luxury, the property has been finished to a high specification, creating a truly stunning home. Offered with no forward chain.

The Property

A staircase leads from the ground floor to the communal hallway, which has been recently redecorated and re-carpeted. A fire door opens to the impressive entrance hall which prides access to all rooms.

To the right lies an exceptionally spacious sitting room, featuring two windows to the front, including a beautiful bay window that floods the room with natural light. A feature fireplace adds character, while the generous proportions make this a versatile space, easily accommodating both seating and dining areas, ideal for entertaining.

The kitchen/breakfast room enjoys a dual aspect and is fitted with an extensive range of cupboards and drawers along with an integrated oven and hob with the additional space for a selection of appliances.

£475,000



1



3



1

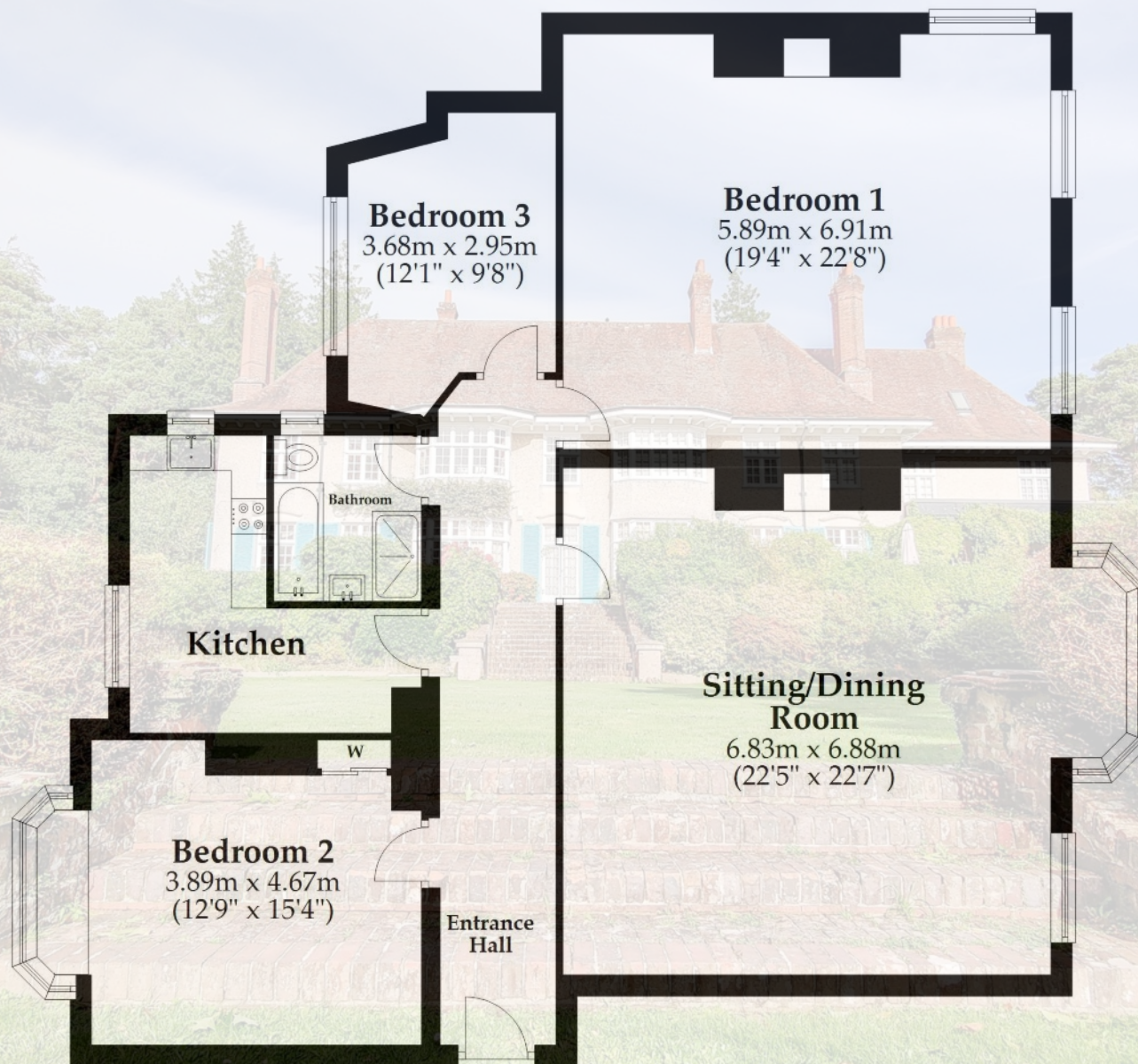


FLOOR PLAN

Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

Ground Floor

Approx. 163.7 sq. metres (1761.9 sq. feet)



Total area: approx. 163.7 sq. metres (1761.9 sq. feet)

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



The Property Continued ...

The master bedroom is a truly impressive room, complete with a feature fireplace and large dual-aspect windows that frame stunning views over the surrounding grounds and gardens. Two further well-proportioned double bedrooms complement the accommodation, with bedroom two benefiting from a bay window, a feature fireplace, and an airing cupboard with radiator.

The family bathroom has been recently refurbished to an exceptional standard, featuring a tasteful four-piece suite with both bath and separate shower cubicle. A side window, heated towel rail, and decorative tiled flooring complete this stylish and practical space.

Services

Energy Performance Rating - D Current: 61 D Potential: 72 C

Council Tax Band - D

Tenure - Share of Freehold

Mains electricity and water

Heating: Oil fired heating

Parking: Communal parking, one allocated space and garage

Broadband - Ultra fast with broadband speeds up to 1800 Mbps (Ofcom) available at the property.

Monthly Maintenance Charge - £297.40

Directions

From Burley head towards Bransgore along Pound Lane/Burley Road. As you approach Bransgore and shortly after passing MacPenney's nursery, the turning to Bransgore House will be seen on the left.







Grounds & Gardens

Outside, the property is surrounded by the most delightfully maintained communal gardens with a plethora of Rhododendrons, Azaleas and specimen plants and trees. The gardens offer many opportunities for privacy, there is also ample parking space for residents and visitors alike.

The Situation

A Perfect lifestyle location for coast and country, the property is situated on the edge of the New Forest National Park and is within walking distance of a local village with shops, post office, pubs and general amenities. The beach is a short drive or cycle away, and the 5-star, luxury country hotel and award winning Spa, 'Chewton Glen' is 10 minutes from the property.

Other nearby places of interest include historic Christchurch, Lyndhurst and Burley and there are many opportunities for sailing, equestrian activities and a variety of golf courses in stunning coastal and new forest settings. The nearest train station is less than 10 minutes away which runs to London Waterloo. There are airports at Bournemouth and Southampton (both within 30 minutes reach), offering both domestic and international flights.

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:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersproperty.co.uk

www.spencersproperty.co.uk