



1 Mount Pleasant Drive

*Brangore, Christchurch BH23 8BZ*

SPENCERS  
NEW FOREST



*This beautifully presented, light filled home enjoys an elevated position just a short walk from the village and all the amenities, with far-reaching views from the first floor. Stylishly updated throughout, the property offers a perfect blend of contemporary living and practical family space.*

## The Property

A modern front door opens into a spacious and welcoming entrance hall, complete with a light oak staircase, wall panelling, cloakroom and useful storage cupboard. Setting the tone for the rest of the home.

The ground floor offers well-designed and versatile living accommodation. The contemporary kitchen is fitted with a range of ample units, including clever extending corner storage, complemented by quartz work surfaces and light oak-effect Karndean flooring throughout. A five-burner Rangemaster hob and oven with extractor, along with an integral fridge, make this a highly functional and attractive space.

Leading from the kitchen, the utility room provides additional storage, a stainless steel sink, a large built-in larder cupboard with wooden pull-out drawers, and houses the Worcester boiler. A door from here gives direct access to the rear terrace and garden.

The spacious sitting/dining room is a standout feature of the home, offering a triple aspect that fills the space with natural light. Plantation shutters add a stylish finish, while bi-fold doors open seamlessly onto the terrace, creating an excellent space for both everyday living and entertaining.



Offers in excess of £600,000



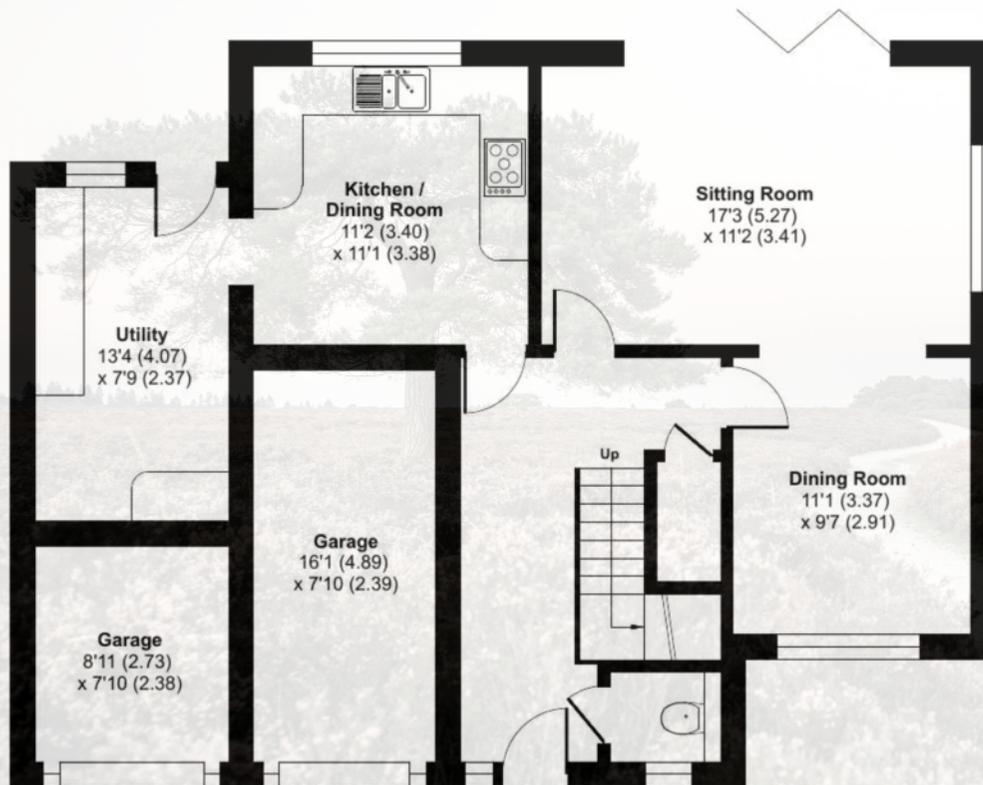
# 1 Mount Pleasant Drive, Brangore, Christchurch, BH23 8BZ

Approximate Area = 1380 sq ft / 128.2 sq m

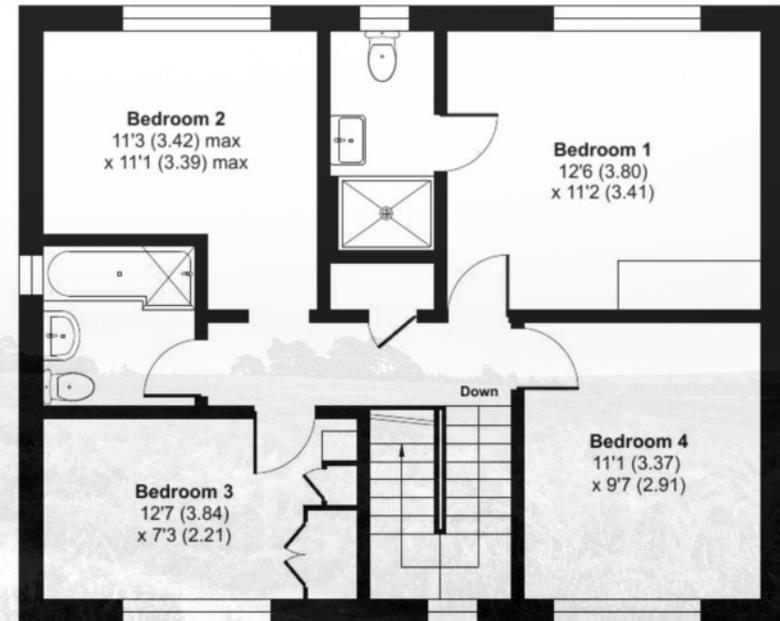
Garage = 182 sq ft / 16.9 sq m

Total = 1562 sq ft / 145.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





## The Property Continued ....

Upstairs, the first floor includes an airing cupboard housing a high pressure cylinder system, along with loft access. The principal bedroom benefits from a fitted wardrobe and a modern en-suite shower room with double shower, contemporary vanity unit with inset sink, and WC. Bedroom two enjoys far-reaching views, while bedroom three features plantation shutters. A fourth bedroom, currently used as a study, includes built-in storage/wardrobe. The family bathroom is finished in a modern style, offering a bath with shower over, WC and wash basin.

## Services

Tenure: Freehold

Energy Performance Rating: C Current: 72 Potential: 78

Council Tax Band: F

Services: All mains connected

Heating: Gas central heating

Broadband: FTTC - Ultrafast broadband with speeds of 1800 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Flood Risk: Very low







## Grounds and Gardens

The property is approached via driveway parking and benefits from two garages, both with light and power. The front garden is attractively landscaped with well-stocked mature shrubs, leading around to a side garden which provides secondary access from Mount Pleasant Drive.

To the rear, the garden is thoughtfully arranged with a terraced seating area ideal for outdoor dining and entertaining. A summer house with light and power adds further versatility, while the garden itself is fully enclosed and features beautifully maintained borders alongside a lawned area, creating a private and inviting outdoor space.

## Directions

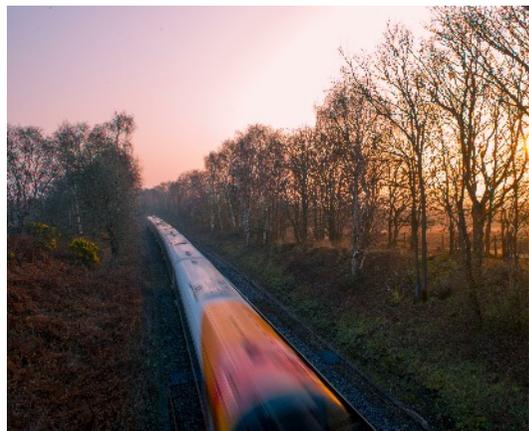
From Burley, head towards Bransgore along Pound Lane/Burley Road and proceed through Thorney Hill, crossing the cattle grid and then take the third turning on your right into Bransgore Gardens. Take the first right, continuing on Bransgore Gardens until it reaches Mount Pleasant Drive, as you get to the top of hill the property will be found on the left.



## 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.



## 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, Godwincroft 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.

## 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. 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).



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

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