



120 Burley Road

Bransgore, Christchurch, BH23 8DF

SPENCERS
NEW FOREST





A beautifully refurbished three-bedroom semi-detached family home, set in the heart of Bransgore. This charming property offers high-quality accommodation throughout and benefits from a south-facing garden, a garage, and stylish interiors designed with modern living in mind.

The Property

Upon entering through the front door, you are welcomed into a bright and spacious porch—ideal for storing shoes and coats. From here, you step into the entrance hall, the staircase to the first floor and leads into the generous sitting room. This superb double-aspect reception room features a striking log-burning fireplace, oak wood flooring, an understairs storage cupboard, and a charming archway that opens into the show-stopping open-plan kitchen/family/dining room. This wrap around space is perfect for entertaining or relaxed family gatherings.

The fully fitted kitchen includes a wide range of work surfaces, base cupboards, and matching wall-mounted units—some glazed and internally lit for display purposes. There's a tiled splashback, gas hob with oven and grill below, and a matching extractor above. Additional features include an integrated full-size Beko dishwasher, a stylish Butler-style sink with drainer and extendable spray mixer tap, under-cabinet lighting, a built-in wine rack, a breakfast bar and space and plumbing for an American-style fridge/freezer. From the kitchen, an archway leads into the light-filled dining area, enhanced by two Velux windows and bi-folding doors that open directly onto the beautiful south-facing rear garden. This area offers ample space for a dining table and additional seating and also links back to the sitting room, creating a seamless flow.

Also on the ground floor is a practical utility/cloakroom, which includes space and plumbing for a washing machine, a ceramic sink with mixer tap, and a low-level WC. Upstairs, you'll find three well-proportioned double bedrooms, all with fitted wardrobes and pleasant single-aspect views. The family bathroom is fully fitted and includes a large separate shower enclosure, a generous bath with mixer tap and handheld shower attachment, pedestal wash hand basin, low-level WC, and a chrome ladder-style heated towel rail.



£475,000



2



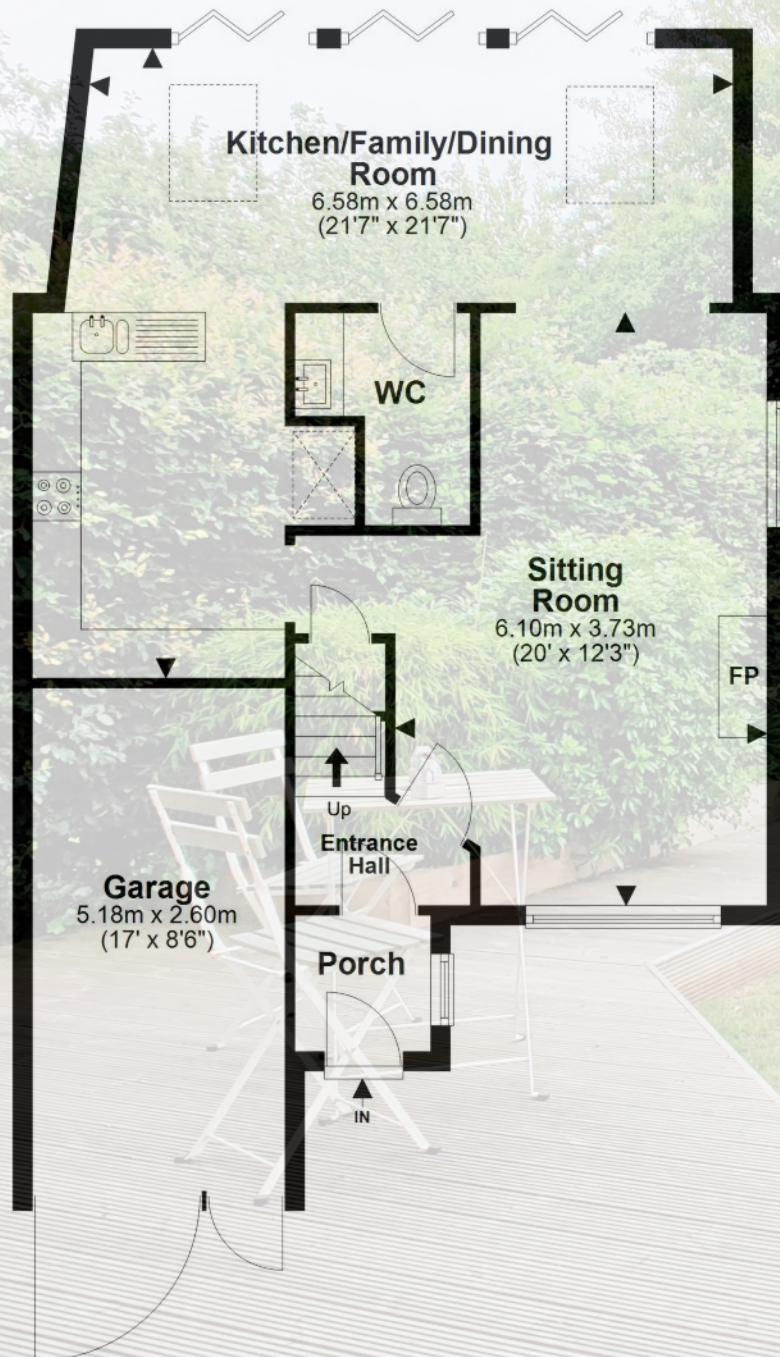
3



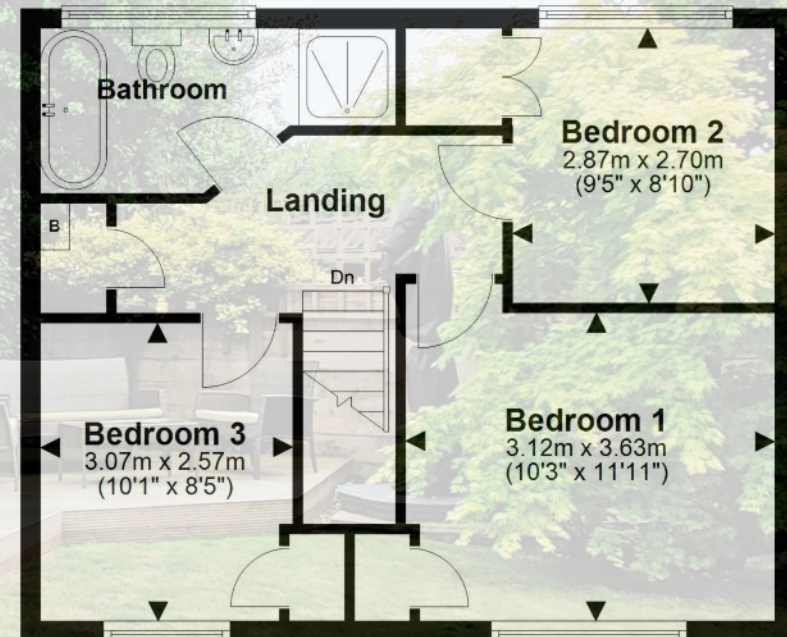
1

Floor Plan

Ground Floor



First Floor



Approx Gross Internal Areas

House: 106.6 sqm / 1146.9 sqft
Garage: 13.8 sqm / 149.4 sqft

Total Approx Gross Area:
120.4 sqm / 1296.3 sqft





Grounds and Gardens

To the front, there's a neat lawned garden with two raised beds filled with attractive shingle, a large wooden storage shed, and mature shrubbery. A tarmac driveway offers ample off-road parking and leads to the garage, which benefits from power and lighting. Side access leads to the rear garden.

The south-facing rear garden is a particular highlight, featuring an extensive decked area with inset lighting that runs along the left-hand side—perfect for outdoor dining and entertaining. The garden is bordered by mature shrubs and flowers, with a slightly raised bed to one side. Enclosed by wooden panel fencing and decorative trellising at the rear, the space offers a high degree of privacy.

Services

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: D Current: 67 D Potential: 83 B

Services: All services connected

Heating: Gas central heating

Property Type: Semi- detached

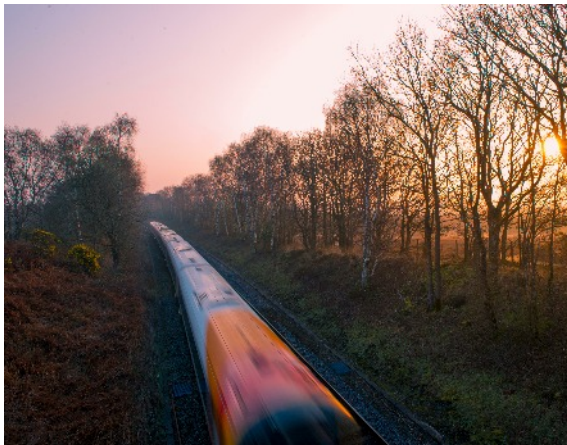
Property construction: Standard brick build with hung tile cladding

Parking: Private driveway and garage

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 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).

Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue along this road for 1408, just before The Crown Public Inn crossroads, and the property will be found on the left hand side.

Property Video Tour



Please scan QR code to view property video tour



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