



Brookfield Farm

Bransgore, Christchurch, BH23 8EL

SPENCERS
NEW FOREST





BROOKFIELD FARM

BRANGSORE

Situated in a highly sought-after location close to the ever-popular village of Brangsgore, this spectacular detached four-bedroom farmhouse offers the perfect blend of modern comfort and rural charm. Rebuilt and extended in 2010, it has been thoughtfully designed to create a wonderful family home. Enjoying a peaceful semi-rural setting, the property boasts breathtaking open countryside views and benefits from a one-acre paddock, along with beautifully landscaped gardens and grounds totalling approximately two acres.

£1,100,000



4



3



2





The Property

Upon entering the farmhouse, you are welcomed into a spacious entrance porch, providing ample room for coats and boots. This leads into a useful utility room with space and plumbing for white goods, additional storage, and a separate cloakroom.

The first reception room is a wonderfully versatile space, ideal as a dining room, sitting room, or playroom. It benefits from dual access, with a door leading to the front of the property and double glass doors opening to the rear. A striking double-sided feature fireplace with a working log burner adds warmth and character, while a staircase leads to the first floor.

Beyond this, the sitting room is flooded with natural light, thanks to its triple-aspect views over the gardens. Double glass doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces. Exposed beams and a double-sided fireplace with a working log burner enhance the room's charm and ambiance.

The heart of the home is the kitchen/breakfast room, a bright and airy space designed for both everyday living and entertaining. This room enjoys triple-aspect views and features two sets of glass double doors that lead to the south-facing covered terrace and garden beyond. The kitchen is well-equipped with a range of high and low-level cupboards, ample space for appliances, and room for a large dining table.

Upstairs, the master suite is a true retreat, featuring a walk-in dressing room with fitted wardrobes and an en-suite bathroom complete with a bathtub and separate shower cubicle. This luxurious bedroom also benefits from spectacular triple-aspect views over the grounds and surrounding countryside. Three additional bedrooms, all enjoying picturesque rural views, are serviced by a well-appointed family bathroom.

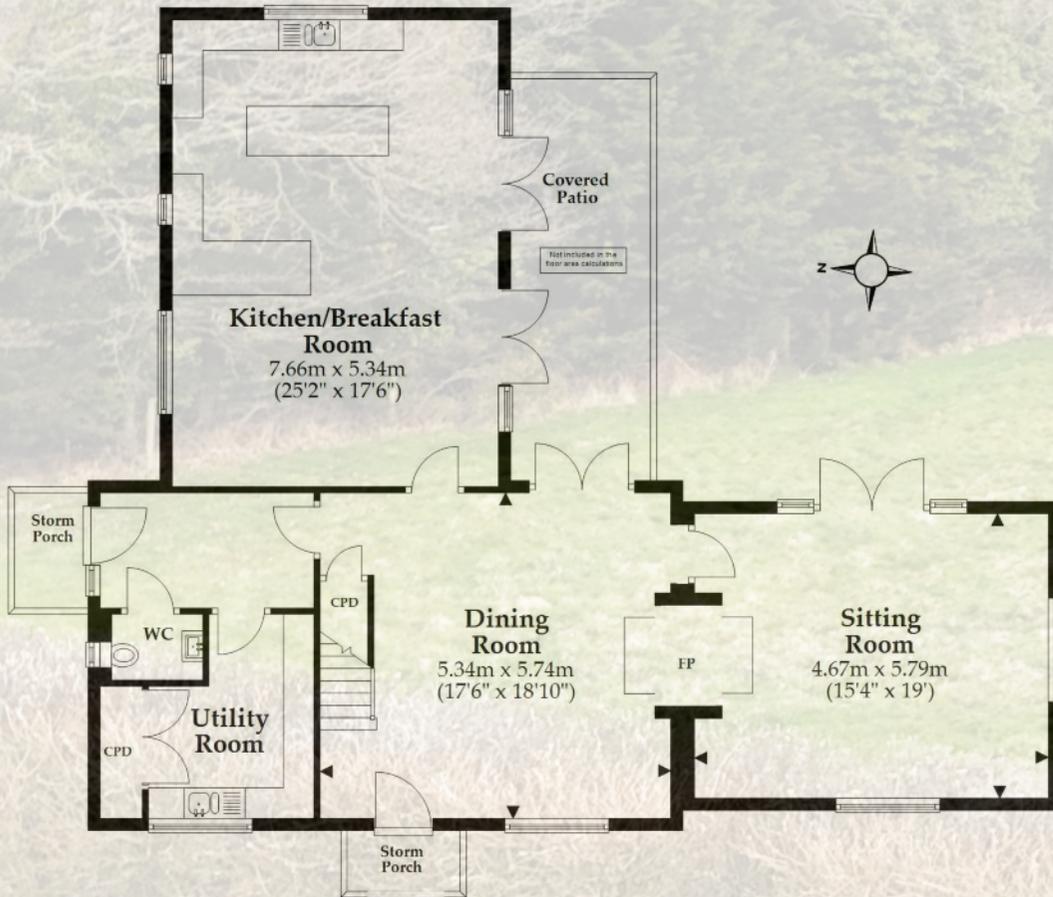
Viewing

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.

Ground Floor

Approx. 120.1 sq. metres (1293.0 sq. feet)



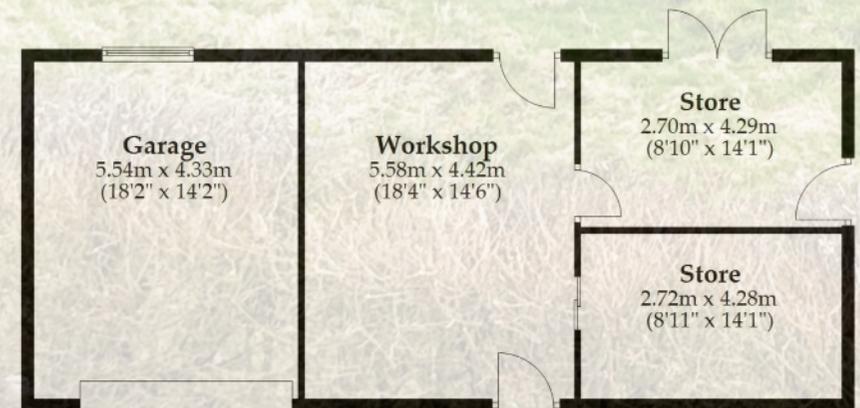
First Floor

Approx. 90.6 sq. metres (975.2 sq. feet)



Outbuilding

Approx. 73.4 sq. metres (790.2 sq. feet)



Total area: approx. 284.1 sq. metres (3058.4 sq. feet)

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





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

Proceed out of Burley in a south westerly direction along Pound Lane and across the open forest. Upon reaching the crossroads, turn right into Braggers Lane. Continuing to the far end, then turn right. Follow the road for half a mile and the property can be found on your right.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 63 D Potential: 81 B

Services: Private Drainage/Treatment Plant

Heating: Gas Central Heating

Property Type: Detached

Property construction: Brick Built

Parking: Private Driveway and Garage

Broadband: Standard broadband, speeds up to 1000 Mbps





Grounds & Gardens

A sweeping shingle driveway, accessed via timber gates, leads to the property and wraps around to provide ample off-road parking. A substantial brick-built outbuilding offers versatile space, currently comprising a garage, workshop, and two storage rooms. This outbuilding presents exciting potential for a variety of uses, including a home office (STPP).

The property is enclosed by a mature, well-maintained hedgerow, ensuring privacy and seclusion. The front garden is mainly laid to level lawn, interspersed with fruit trees, creating a picturesque setting. The rear garden also features a large lawn, complemented by a beautiful, partly covered south-facing terrace—an ideal space for al fresco dining and entertaining. Beyond the garden, a one-acre paddock is accessible via a timber gate, making it perfect for equestrian or smallholding pursuits.

Brookfield Farm is a rare opportunity to acquire a stunning countryside residence in an enviable location, offering both tranquillity and convenience.





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

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