



199 Burley Road

Bransgore, Christchurch, BH23 8DF

SPENCERS
NEW FOREST





A wonderful, well presented family residence offering idyllic country living coupled with all the luxuries of modern life

Principal Residence

A red brick archway leads through to beautiful oak front door that welcomes you into the property. The ground floor hosts a spacious sitting/dining room, with exposed brick feature fireplace and space for a large dining table creating a great space for entertaining. To the right of the hallway lies the study with a large bay window and charming arched fireplace with a wood burner.

The kitchen/sunroom enjoys a dual aspect over the rear of the property, the kitchen creates a beautiful and practical space, ideal for modern day living. The granite topped kitchen is comprehensively designed and benefits from well-appointed cupboard space, built-in kitchen appliances, including fridge/freezer and AGA. The kitchen also benefits from both a breakfast bar and a light and airy seating area with double doors leading onto the outside terrace. Leading from the kitchen into the spacious hallway which has access to the downstairs WC and offers ample storage.

To the first floor, a central landing area extends through the property to provide access to all bedroom accommodation. The double aspect principal bedroom is set to the rear of the property, enjoying elevated views across the rear gardens and neighboring paddocks. This bedroom is complemented by a superb, fully tiled en-suite shower room, featuring an walk-in shower with glass screen, wash basin and W.C.

There are three further good-sized bedrooms to this level which are served by a modern family bathroom comprising a free-standing bath, walk in shower, wash basin and WC.



£1,199,950



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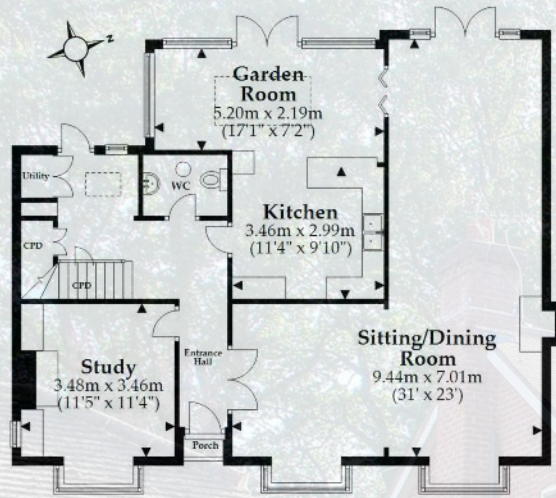




FLOOR PLAN

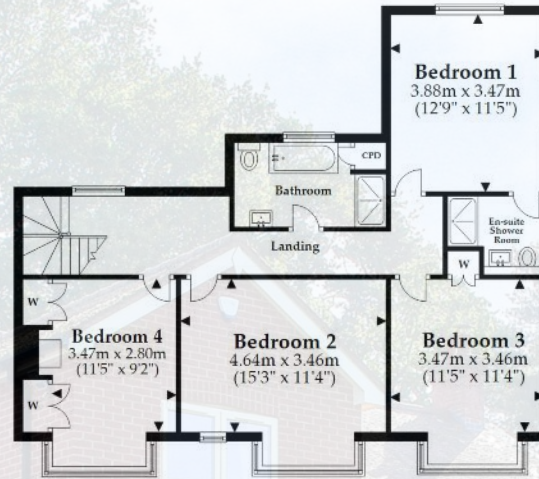
Ground Floor

Approx. 102.9 sq. metres (1107.4 sq. feet)



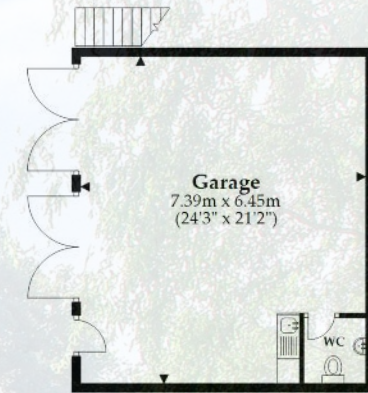
First Floor

Approx. 83.4 sq. metres (898.1 sq. feet)



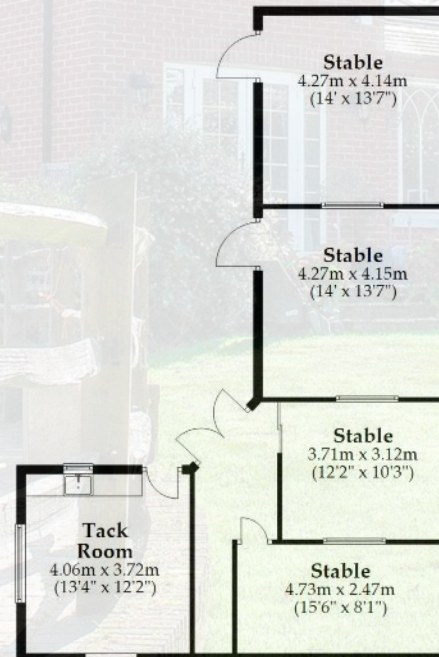
Outbuilding Ground Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Outbuilding

Approx. 82.9 sq. metres (892.3 sq. feet)



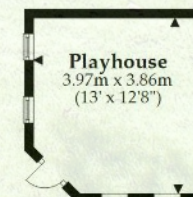
Outbuilding First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Outbuilding

Approx. 14.8 sq. metres (159.0 sq. feet)



Total area: approx. 363.3 sq. metres (3910.9 sq. feet)

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





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In addition, the property benefits from a beautifully landscaped garden, a detached stable block, double garage and approximately half an acre of paddock land

Grounds and Gardens

The property is approached via electric gates leading to a sweeping gravel driveway with newly erected fence and bordered by mature hedgerow. The front of the property provides ample parking for several vehicles and continues onto the double garage complex. Above the garage complex is a substantial home office benefiting from kitchenette.

To the rear of the property a terraced area which has steps leading down to a lawned garden a surrounded by a delightful array of mature shrubs and trees. There is a separate paddock to the rear and a stable block hosting 4 stables and tack room benefiting from a water supply and electricity.

Directions

Exit the A31 signposted Burley. Take the road towards Burley and into the village. At the centre of the village at the crossroads turn right signposted Bransgore and follow this road for approximately 3 miles, before you reach Walkers Garage the property is situated left hand hand side.







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).



Services

All mains services connected
Energy Performance Rating: C
Tenure: Freehold

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 Parish encompasses peaceful rural hamlets of country houses and thatched cottages and yet is within easy reach of Dorset's sandy beaches...

The Local Area

Brangore 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 Brangore 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.

Points Of Interest

Twin Oaks Medical Centre	0.8 Miles
The Crown	0.8 Miles
The Three Tuns	0.9 Miles
Brangore Primary School	0.9 Miles
Hinton Admiral Station	2.6 Miles
Chewton Glen Hotel and Spa	3.5 Miles
Ballard Private School	3.5 Miles
Sway Mainline Railway Station	5.0 Miles
Bournemouth Hospital	5.1 Miles



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

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