



1 Westlands

Bransgore, Christchurch, BH23 8BY

SPENCERS



A spacious, three-bedroom semi-detached residence presented in fine order, yet equally offering an opportunity for a new owner to renovate/modernise. This appealing home features many highlights throughout and is located in a quiet, sought-after position in a quiet spot of Bransgore. This charming house has been extended and updated over the years and would suit many demographics of buyers.

The Property

A welcoming entrance hall leads to spacious ground floor accommodation, featuring a generous kitchen, with dining area, an inviting sitting room which flows effortlessly to a conservatory which offers versatile use and is currently utilised as a dining room. There is also a W/C and storage.

The property continues to shine upstairs, with three double bedrooms, all featuring fitted wardrobes. These rooms are arranged over two floors and of particular interest is the bedroom on the top floor, having the benefit of a 'mezzanine level' which could be ideal as a child's bedroom and/or study area. There is also a spacious, family bathroom.

£400,000



2



3



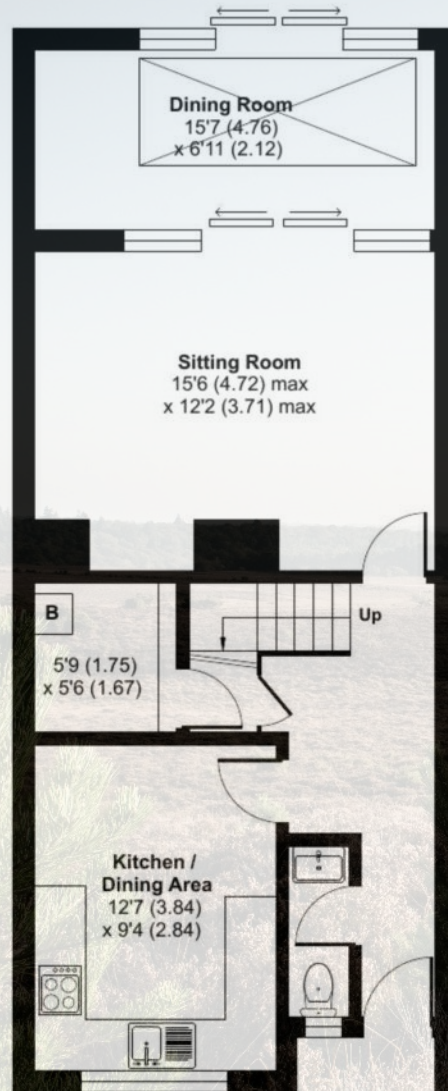
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Approximate Area = 1154 sq ft / 107.2 sq m

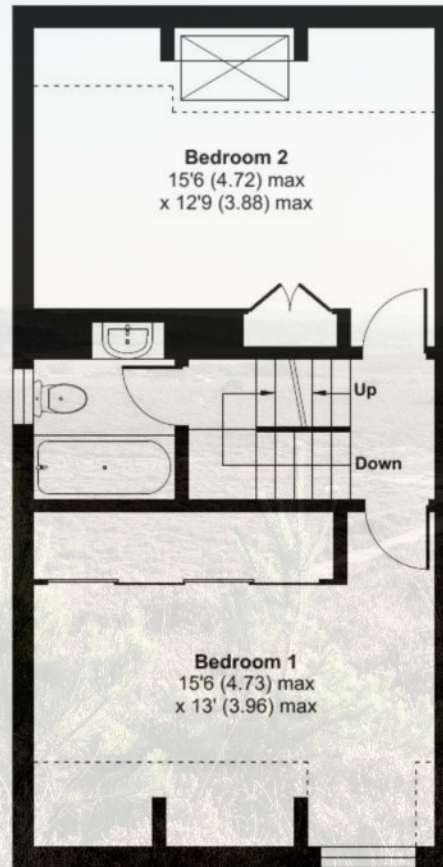
Limited Use Area(s) = 94 sq ft / 8.7 sq m

Total = 1248 sq ft / 115.9 sq m

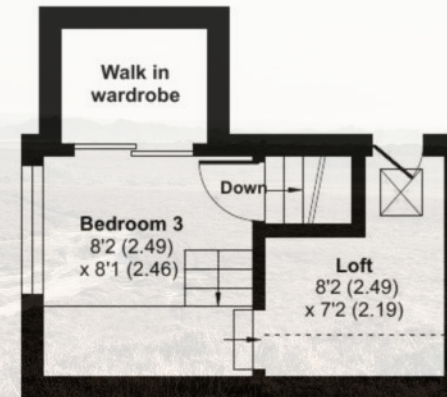
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: D Current: 68 Potential: 76

Services: Mains gas, electric, water and drainage

Heating: Gas Central Heating

Property Construction: Standard Construction

Flood Risk: Very Low

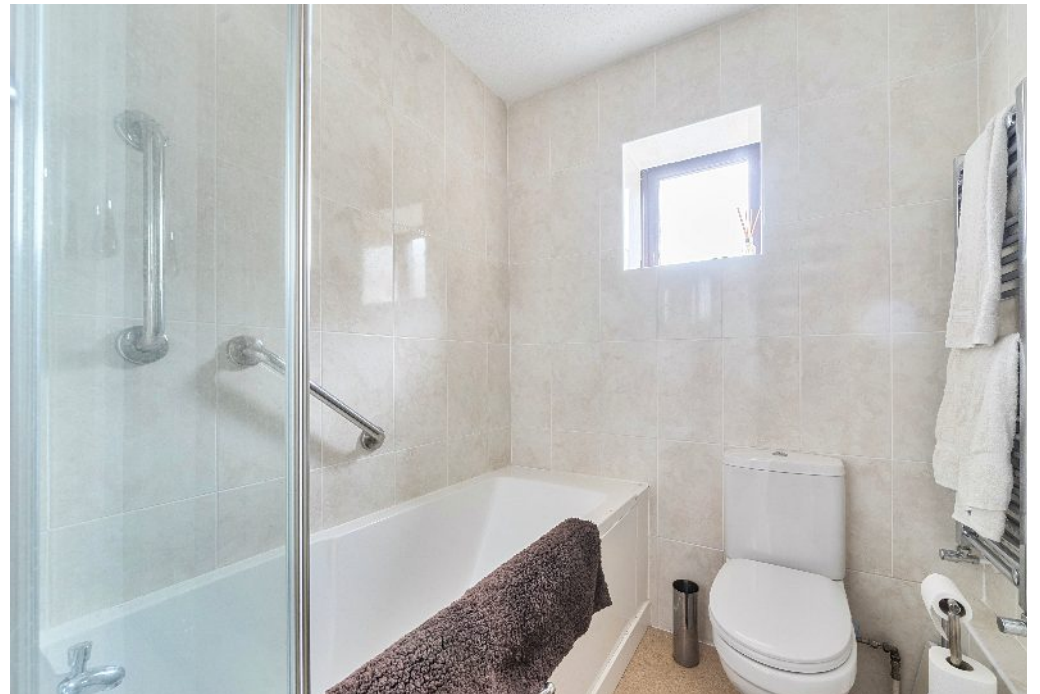
Broadband: Superfast broadband with speeds of 31 Mbps is available at the property (Ofcom).

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

Parking: One allocated parking space situated beneath a carport.

Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue past the Crown Public Inn crossroads and follow this road for some distance taking the right turning on to Hill Lane just before the Carpenters Arms. Follow this road until you get to the junction and take the right onto West Road. Follow this road for approximately 50 yards and take the turning into Westlands close. After a short distance, the property will be located on the right hand side.





Grounds & Gardens

The property features a private and enclosed rear garden, which is mainly laid-to-lawn, while there is also a substantial patio area, just off the conservatory. This space offers an ideal position for outdoor dining.

The outside space is noticeably quiet, offering a welcome retreat. To the front of the property is a front lawn, surrounded by mature hedging and plants, while there is a garage conveyed.

Important Notice

Spencers Property 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

Westlands is ideally situated in a desirable position on the edge of Bransgore village, close to the boundary of the New Forest National Park, making it ideally situated to make full use of all the wonderful facilities the Forest has to offer. Whether it be sailing at nearby Christchurch or Lymington or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (9 miles, Waterloo 90 minutes).

The delightful New Forest village of Burley is about 3 miles distant and the market towns of Ringwood and Christchurch are but a short drive away (5 miles). The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both with their airports are easily accessible.

Property Video

Point your camera at the QR code below to view our professionally produced video.





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

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