



Fairways

*Poplar Close, Bransgore, Christchurch, BH23 8JF*

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NEW FOREST









*An exceptional opportunity awaits to acquire a captivating property, in need of modernisation, and nestled in a highly requested location. This residence is ideally positioned in a charming village, offering local amenities and a local primary school within walking distance*

## The Property

Upon entering the property, you find yourself in a welcoming entrance hall with a staircase leading to the upper level, a convenient downstairs cloakroom, and grants access to all of the ground floor accommodation. Additionally, two well-placed storage cupboards enhance practicality.

To the right of the entrance hall, a generously sized lounge awaits, offering double aspect views that flood the space with natural light. The room seamlessly flows into the dining room, providing a charming perspective of the rear garden. Through elegant double doors, you can step into the conservatory, a delightful retreat flooded by sunlight courtesy of its south-facing position, further benefiting from double doors leading to the rear garden.

The kitchen is thoughtfully designed with fitted base, wall and drawer units, an oven, and dedicated space and plumbing for white goods. A back door leads to the rear garden, and adjacent utility space offers practicality. Furthermore, easy access to the garage enhances convenience.

Completing this floor is another generously proportioned room, currently serving as a study but versatile enough to be utilized as a fourth bedroom.

Ascending to the first floor, there are three generously proportioned bedrooms, each benefiting from delightful views. Two of these bedrooms are equipped with fitted wardrobes. The ground floor bedrooms are serviced by the family shower room which features a low-level WC, a hand wash basin, and a walk-in shower cubicle.

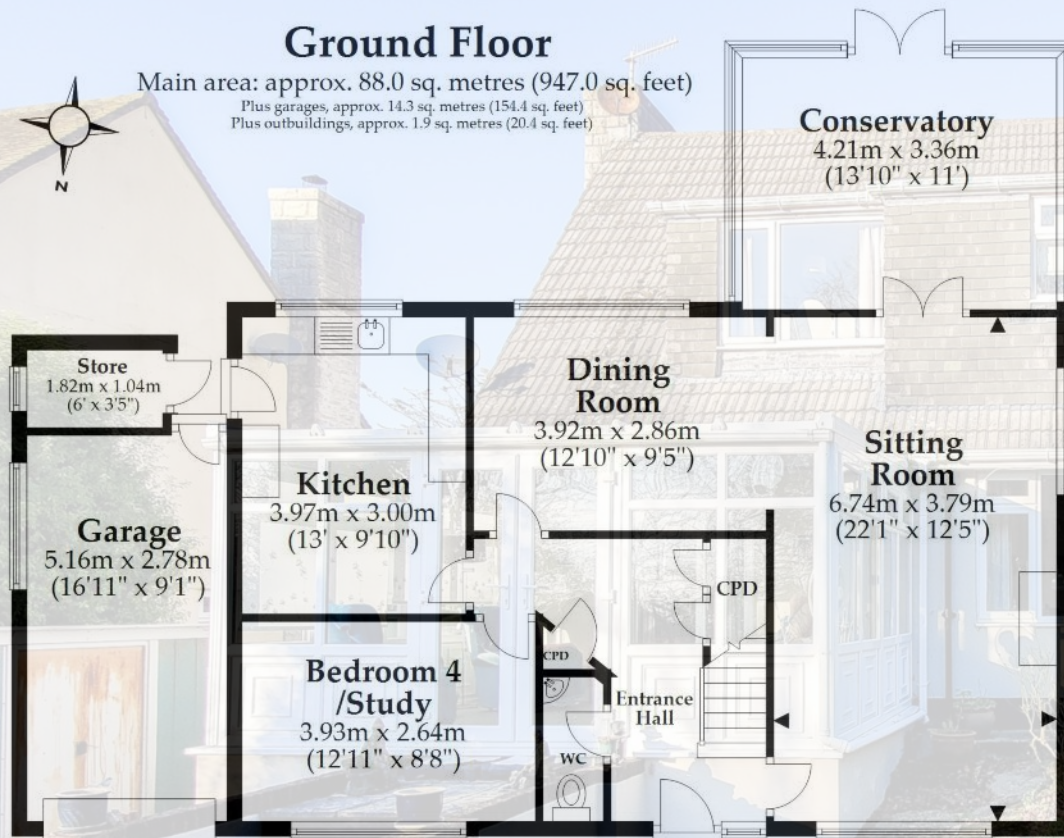


# FLOOR PLAN

## Ground Floor

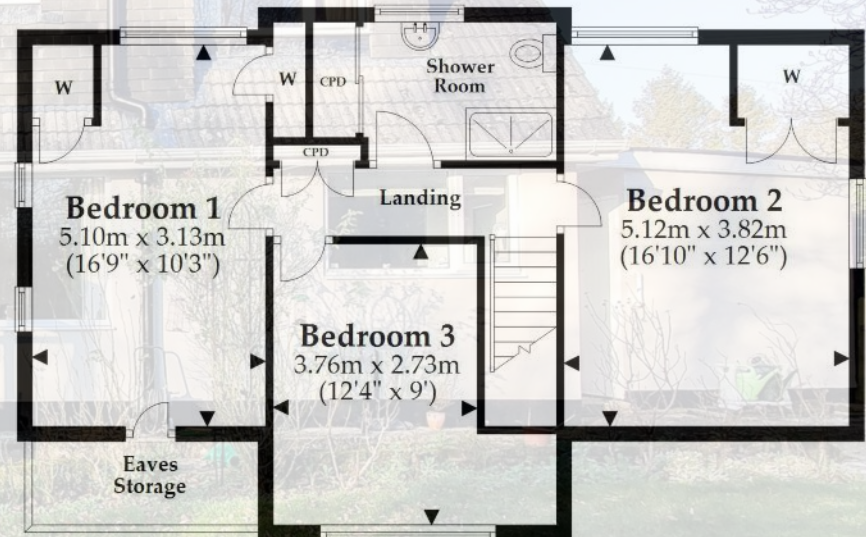
Main area: approx. 88.0 sq. metres (947.0 sq. feet)

Plus garages, approx. 14.3 sq. metres (154.4 sq. feet)  
Plus outbuildings, approx. 1.9 sq. metres (20.4 sq. feet)



## First Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



Main area: Approx. 149.9 sq. metres (1613.9 sq. feet)

Plus garages, approx. 14.3 sq. metres (154.4 sq. feet)  
Plus outbuildings, approx. 1.9 sq. metres (20.4 sq. feet)

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







*Offering the potential to transform into a family home, this property boasts a delightful garden and well-appointed accommodation, making it an inviting prospect for those seeking both character and potential*

## Grounds & Gardens

The front garden is predominantly laid to lawn, with a gravel parking area positioned in front of the garage. The front garden is enclosed by a timber post and rail fencing and a pair of iron gates, complemented by mature plant beds.

Moving to the expansive rear garden, which is bathed in sunlight, and mainly laid to level lawn, accompanied by a charming patio area adjacent to the property. The perimeter is defined by mature hedges and trees, providing a sense of seclusion and privacy. Adding to the attraction, the property is bordered by woodland and fields at the rear, providing a feel of tranquillity and seclusion.



## Directions

From the centre of Bransgore, head south to the crossroads by The Crown public house. Head straight over and after a few hundred metres, turn left into Poplar Lane. Continue up Poplar Lane for approximately 170 yards and turn right into Poplar Close. Follow this road around the left hand bend and the property will be found on the right hand side.



**£750,000**







## The Situation

The village of Bransgore lies on the edge of the New Forest, within easy reach of popular beaches and both 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, 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 towns 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.

## Services

Energy Performance Rating: E

Council Tax Band: F

Tenure: Freehold

All mains services connected

## 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 yet is within easy reach of Dorset's sandy beaches*

## 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. 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 public schools of Canford and Bryanston are within an hour's drive.

## Points Of Interest

The Three Tuns Public House	0 Miles
Bransgore Primary School	0.1 Miles
The Crown Public House	0.3 Miles
Twin Oaks Medical Centre	0.4 Miles
Hinton Admiral Station	1.9 Miles
Highcliffe School	3.2 Miles
Chewton Glen Hotel and Spa	3.5 Miles
Christchurch Railway Station	5.5 Miles
Bournemouth Hospital	7 Miles





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

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