



242 Burley Road

Bransgore, Christchurch, BH23 8DQ

SPENCERS
NEW FOREST





A rare opportunity to purchase a charming five bedroom property that has been beautifully renovated and is situated within a short walk of the open forest.

Principal Residence

With the original part of the part of the property dating back to the 1780's, this property exudes character whilst being a modern family home. Entering into the property through a wooden stable door into the entrance hall with stairs leading to the first floor and a cloakroom comprising a low level WC and wash hand basin. To the left lies the sitting room, with single aspect views over the rear garden and further provides access to the rear terrace through a door. The sitting room further benefits from a brick- built fireplace with log burner.

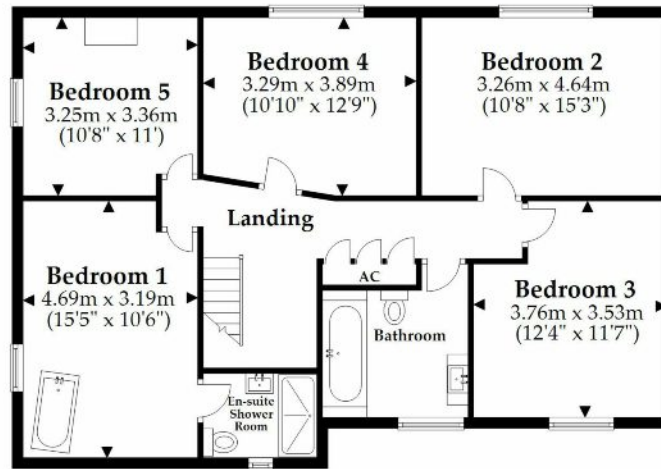
There is a further reception room at the front of the property, currently being utilised as a dinning room which features a charming bay window with seat. From here, a doorway leads through to the utility room which features a range of built-in units and space and plumbing for domestic appliances. Following on from here is the kitchen/breakfast room. This room has been renovated by the previous owners to an extremely high standard and features exposed beams, high and low level storage units, butler sink, built in fridge/freezer and dishwasher.

To the first floor a part galleried landing provides access to all first floor rooms. The delightful principal bedroom provides views over the rear garden and features a freestanding bath. This room benefits from an en suite shower room comprising tiled shower cubicle, wash basin and WC. Further to this level, are another four good sized bedrooms which are serviced by the family bathroom, featuring bath with overhead shower, wash hand basin and WC.



First Floor

Approx. 90.3 sq. metres (972.4 sq. feet)



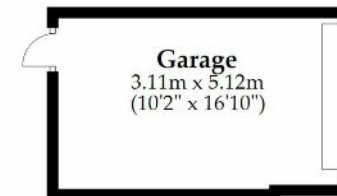
Ground Floor

Approx. 89.3 sq. metres (961.0 sq. feet)



Garage

Approx. 15.7 sq. metres (168.6 sq. feet)



Total area: approx. 195.3 sq. metres (2102.0 sq. feet)

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



“

This ideal family home also features a private south facing garden and detached garage.

Grounds & Gardens

The property benefits from ample off road parking with the added feature of a detached garage. To the front of the property there is additional off-road parking for a couple of cars. Access can also be gained to the rear garden by the pedestrian side gate at the front of the property.

To the side of the property is a raised terraced area, ideal for al fresco dining and also features a timber built covered barbeque area. The terraced area continues around the property to the rear garden. The rear garden is mainly laid to level lawn with a shingle pathway to the side leading to the back of the garden and boarded by beautiful plant beds filled with mature plants and shrubs. At the far end of the garden is a raised deck area featuring a summer house and a rear terrace with feature timber beams, creating a tranquil and modern space to soak up the sun.

Directions

From the centre of Burley head along Pound Lane towards Bransgore. Head across the open Forest reaching Thorney Hill and the property will be found after a few hundred yards on the left hand side.

£799,950



2



5



2



The Situation

The property lies in a pleasant rural position on the eastern edge of the Village of Bransgore within the New Forest National Park. The property enjoys good communication links with easy access to the South coast, the marina city of Southampton to the South East, the cathedral city of Winchester lies to the North East with Salisbury to the North West, whilst the coastal town of Bournemouth lies to the South West. The nearest shopping facilities can be found at Bransgore with a more comprehensive range of shopping and recreational facilities available at Ringwood or Christchurch. Some of the best out-riding in the South of England can be enjoyed directly from the property in the surrounding New Forest National Park with plentiful walking and cycling opportunities also. Golf is available at Burley, Bramshaw and Brockenhurst.

Services

Tenure: Freehold

Services: 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.



History

The original cob and thatch cottage, believed to have been constructed in the 1780's, was occupied by the Hann family until 1896 who ran a bakery on the site. It was bought by Strong & Company in 1896 and rented by a Mr Richard Pitt until 1923 when Hall and Woodhouse bought the building. In 1937 a Mr William Potter took over the tenancy from Mr Pitt and the business grew steadily. In 1962, Mr Maurice Pitt (nephew of Richard Pitt) bought the shop and built the business up considerably, selling everything a local community needed. Mr Dunn took over the business in 1973 and promptly sold it to a Mr Hadfield who in turn sold it to a Mr Williams. Finally, Mr Miller bought the premises in 1987 and at this point it ceased to be a village shop and became a private dwelling. Interestingly, there was a Bench Mark just inside the old entrance to shop (now a front window) denoting a height above sea level of some 200 feet, or roughly the height of Christchurch Priory.

Points Of Interest

The Crown	1.4 Miles
Twin Oaks Medical Centre	1.4 Miles
The Three Tuns	1.5 Miles
Bransgore Primary School	1.5 Miles
Hinton Admiral Station	3.1 Miles
Ballard Private School	3.7 Miles
Chewton Glen Hotel and Spa	3.9 Miles
Sway Mainline Railway Station	4.8 Miles
Bournemouth Hospital	5.7 Miles



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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com