



Lilac Cottage

West Road, Bransgore, Christchurch, BH23 8BQ

SPENCERS
NEW FOREST





A delightful period cottage which has been meticulously extended and refurbished to a high standard to create a characterful home, with the benefits of modern living

The Property

Lilac Cottage is a detached, three-bedroom cottage which has been extended to provide open plan living space, whilst retaining the charm and character of the original cottage. Benefiting from a gravel driveway offering off road parking, a single garage, car port and private garden, laid to lawn.

The enclosed porchway leads through to the cosy lounge, featuring exposed beams and open fire with brick surround.

The open plan kitchen/dining room has been newly fitted with a beautiful shaker style kitchen with wooden worktops and integrated appliances and offers a light and bright space with French doors onto the patio area.

A useful utility room lies off of the kitchen/dining room with additional storage space and space for a washing machine and tumble dryer.

A ground floor double bedroom with aspect over the garden with facilitating shower room.

The first floor comprises two double dual aspect bedrooms with fitted wardrobes and a family three piece bathroom.

£699,950



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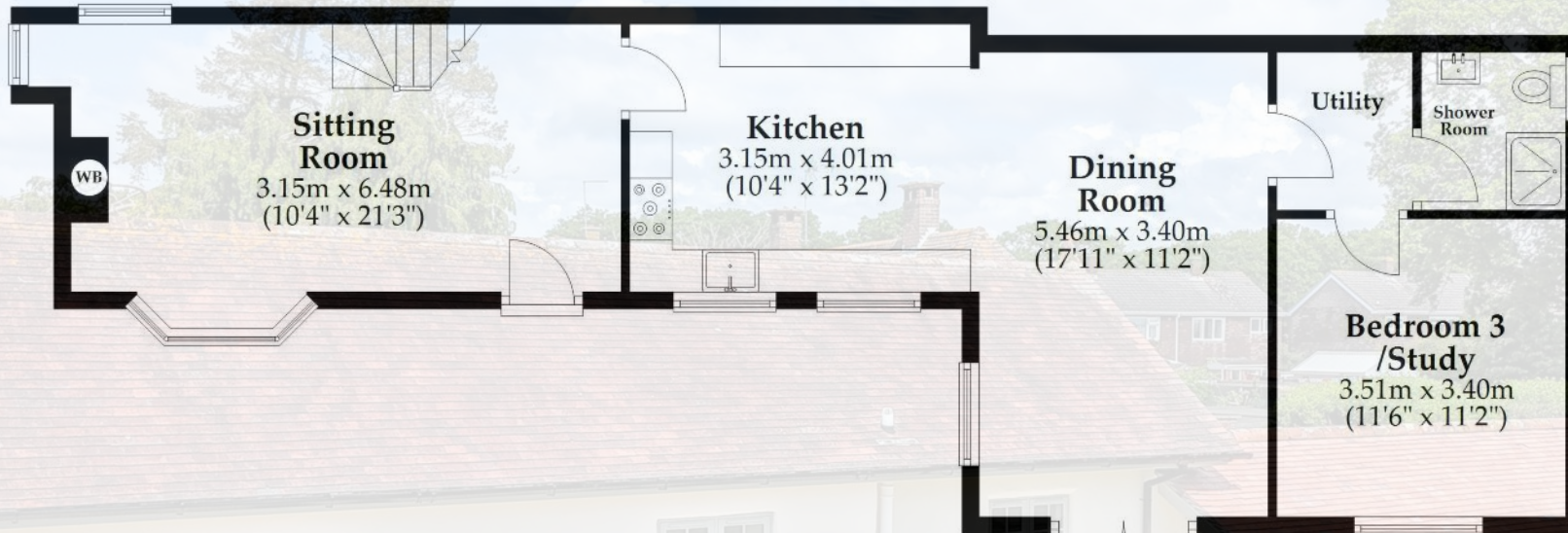


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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 72.0 sq. metres (774.7 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 107.2 sq. metres (1153.8 sq. feet)

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



Situated in a highly sought-after village location, this charming property is offered to the market with no onward chain

Grounds & Gardens

A gravel driveway offers ample off-road parking and access to the single garage with attached carport.

The south facing garden consists of an area of raised lawn with timber fence border and an area of patio, ideal for alfresco dining, situated just outside the kitchen/dining room French doors.





The Situation

Lilac Cottage 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.

Services

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

All mains services connected

Directions

Proceed out of Burley down Pound Lane towards Bransgore Village. Once reaching the cross roads by The Crown, turn right into Bransgore village and continue past the row of shops to your right. Take the left turning signposted to Derritt Lane and then your second left into West Road. The property can then be found just before the bend on your left.

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 Crown Public House	0.5 Miles
Twin Oaks Medical Centre	0.4 Miles
The Three Tuns Public House	0.8 Miles
Bransgore Primary School	0.8 Miles
Hinton Admiral Station	3.0 Miles
Highcliffe School	4.0 Miles
Chewton Glen Hotel and Spa	4.3 Miles
Christchurch Railway Station	5.1 Miles
Bournemouth Hospital	6.9 Miles



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

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