



Small Acres

Poplar Lane, Bransgore, Christchurch, BH23 8JE

SPENCERS
NEW FOREST





A stunning three/four-bedroom detached family home built in 2020, which has been comprehensively designed to a high specification, offering in excess of 2,000 sq ft of beautifully appointed living accommodation and newly landscaped gardens

The Property

Access is provided through a new brick and timber front porch into a welcoming entrance hall, which is laid with engineered oak flooring and provides access to all principal rooms on the ground floor. To the right, there is a dual aspect sitting room with a gas fired stove and double doors, allowing access to the rear terrace area. There is also a further reception room, which could be utilised as a study or fourth bedroom; benefiting from an adjacent ground floor shower room, with low level WC and wash basin.



The focal point of the house is the exceptionally designed kitchen/dining/family room which benefits from a triple aspect view, which in turn provides an abundance of natural light. The kitchen is fitted with quartz worktops and benefits from ample storage units, a built-in hot tap and integrated appliances including an American style fridge/freezer, Rangemaster cooker, built-in microwave and drinks refrigerator. A glass roof lantern, with reflective, blue tint glass and insulation properties is situated above the dining area. The dining area provides access to the garden via bifold doors and is an ideal place for entertaining and alfresco dining; further benefits include engineered oak flooring and underfloor heating which spans the whole 34ft room. There is also a large utility room which sits alongside the kitchen, providing additional storage, built-in sink and access to the rear garden.

£895,000



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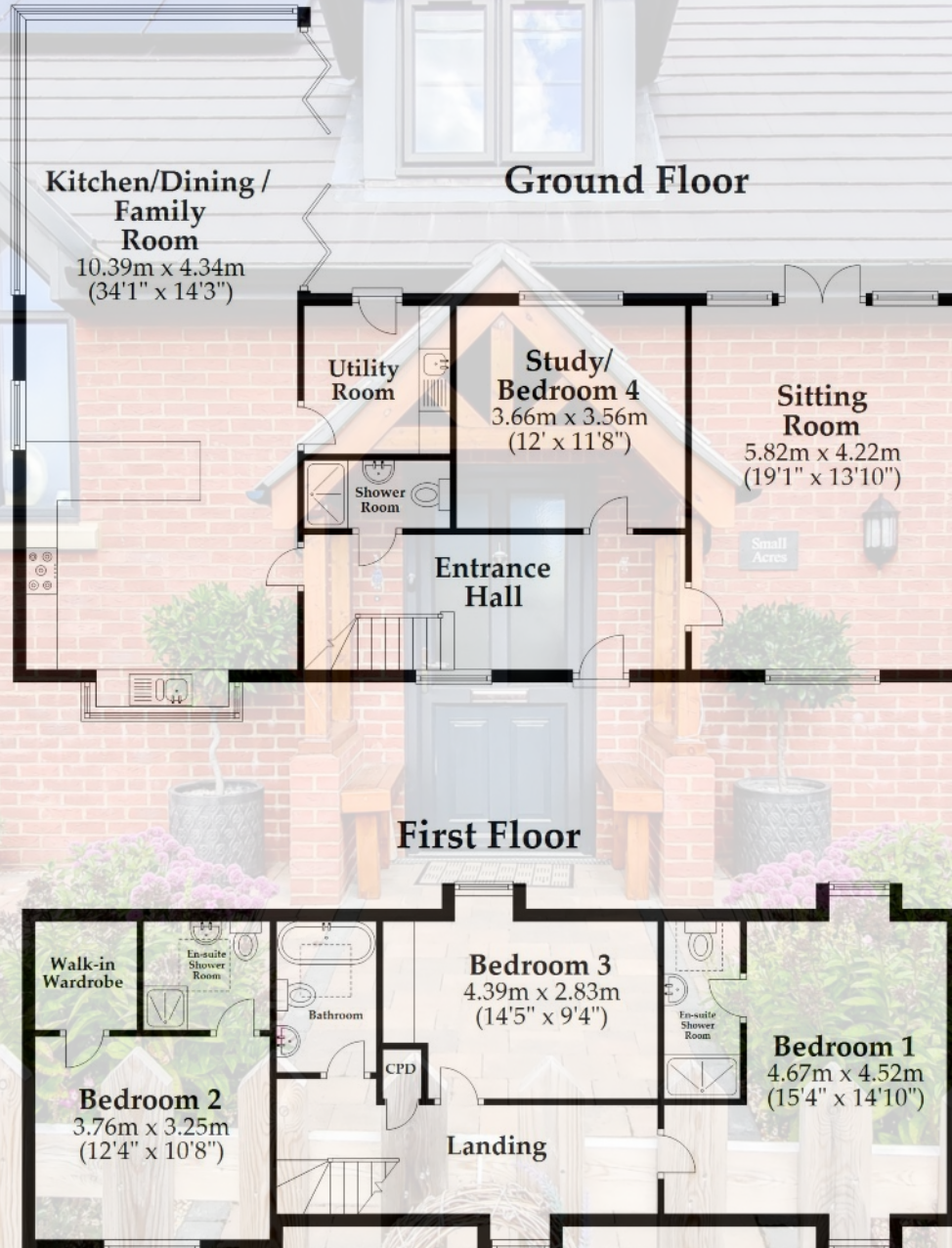
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FLOOR PLAN

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



Total Floor Area: approx. 188.0 sq. metres (2024 sq. feet)

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



The property is ideally situated within easy walking distance of Bransgore village, the amenities and schooling

The Property Continued...

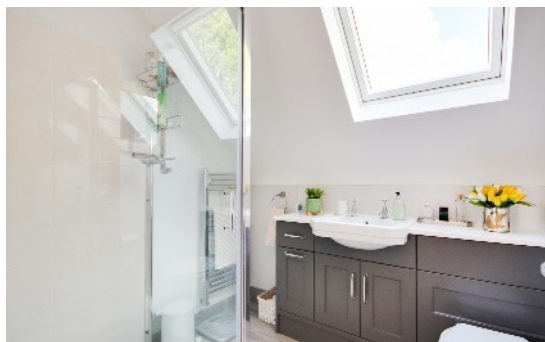
The first-floor houses three double bedrooms and the family bathroom which comprises a high-quality freestanding bath, wash basin and low-level WC. The principal bedroom enjoys double aspect views and benefits from an ensuite shower room and built-in wardrobe space. Bedroom two benefits from a walk-in wardrobe and ensuite shower room. Bedroom three also enjoys views over the garden as well as built-in wardrobe space.

This property benefits from a rear landscaped garden, car port and is situated in a sought-after location within a short walk of all village amenities.

Grounds & Gardens

To the front of the property, the gardens are mainly laid to level lawn with a beautiful selection of planting, a paved pathway leading to the front door and wooden picket fencing providing the external boundary. To the side of the property is a paved driveway, providing off road parking for two vehicles and a side gate providing access to the rear of the property. A further tarmac driveway sweeps alongside the property to a timber built carport with integral workshop with extensive storage, benefitting from light and power and additional undercover parking.

The rear garden benefits from a large, stylish terraced area which is ideally suited for alfresco dining. From the terrace, steps lead up to the lawned garden area which has been extensively landscaped by the current owners, incorporating two feature stone patios, one of which houses a large pergola and is bordered by flower beds, wooden fencing and brick walls, ensuring complete privacy. In addition, the current owners have installed a bespoke 3.5x3.5m garden room by Coastal Garden Buildings of Christchurch, currently utilised as a home gym which has power supply and heating/air conditioning, which can be controlled remotely.





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, 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.

Services

Energy Performance Rating: B Current: 85 B Potential: 92 A

Council Tax Band: F

Tenure: Freehold

Solar System - 4kW capacity (12 panels)

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 where the property will be found after a short distance on the left hand side.

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

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

Points Of Interest

The Three Tuns Public House	0 Miles
Brangore 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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