



**Pinehurst**

*Ringwood Road, Bransgore, Christchurch, BH23*

**SPENCERS**  
NEW FOREST





## The Property

Having undergone an extensive program of refurbishment, this ideal family home now offers modern day living whilst still retaining many Victorian features.

Entering through a beautiful covered porchway, a welcoming and spacious hallway leads to all principal reception rooms whilst providing useful under stairs storage and a downstairs WC. To the rear of the property, an excellent "heart of the home" area offers a beautifully, newly installed kitchen leading through to a versatile orangery, currently used as a dining room. The kitchen is comprehensively fitted out with granite worktops, a 6 ring gas Rangemaster cooker, integrated microwave, dishwasher, fridge/freezer, wine fridge and ceramic butler's sink. The orangery beyond offers an ideal reception space housing a large 8 seater table and bi-fold doors leading out to the rear garden. To the side of the kitchen is a useful utility area housing white goods with plumbing and wiring installed for a tumble drier and washing machine, as well as further storage space and shelving for other household items.



Flowing throughout the ground floor, solid oak flooring leads you to the original part of the property where two good size reception rooms offer period features such as bay windows and sympathetic UPVC sash style windows. The formal lounge has a feature fireplace with stone surround incorporating a multi fuel wood burner. To the other side, another reception room, currently used as a study includes a realistic electric fire and feature bay window. A door links through to another room offering a variety of uses (currently set up as a fourth bedroom) with access through patio doors onto the rear garden.

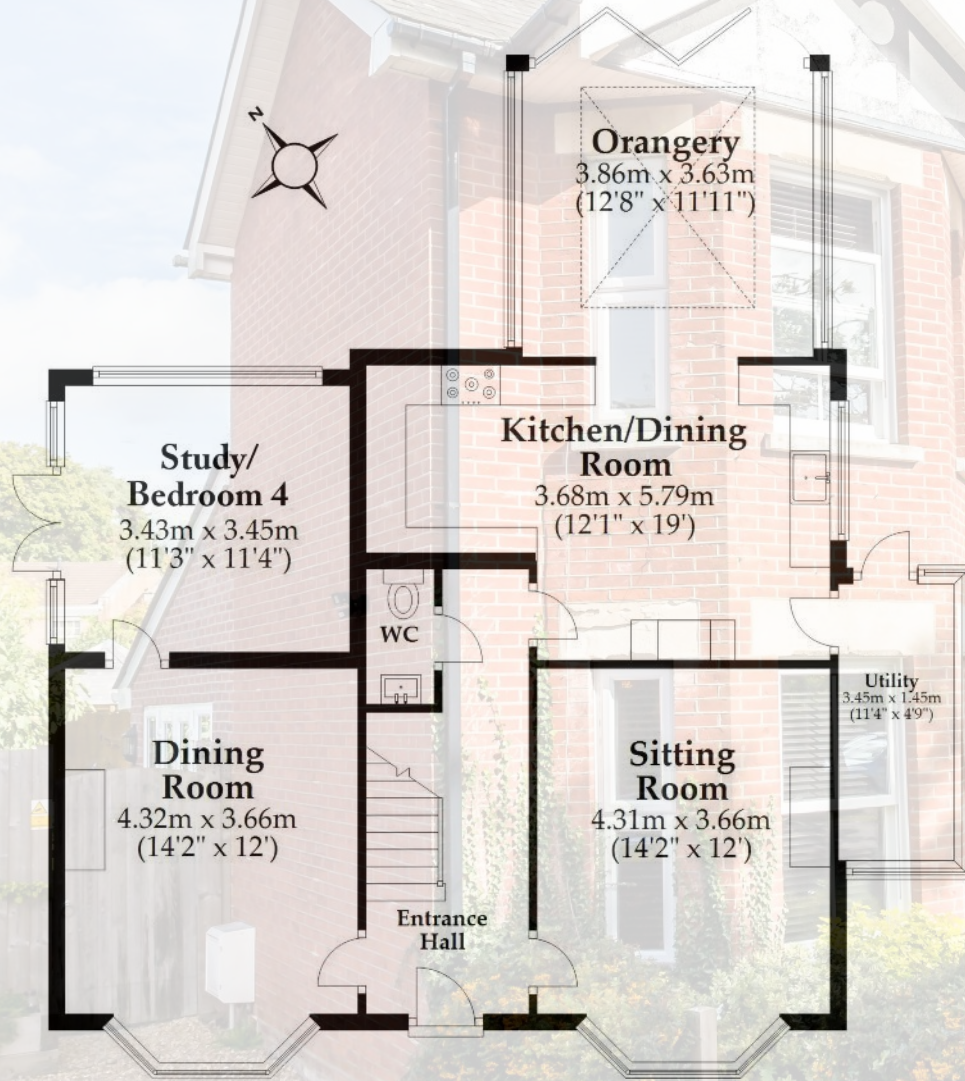
Stairs ascend to the first floor where a spacious landing with window to the front aspect also provides access into the loft. The master bedroom is orientated towards the front of the property benefiting from a feature bay window, wall space for a large wardrobe as well as newly installed en-suite including WC, sink and shower. The two further bedrooms are of a good size both and served by the family bathroom comprising WC, sink with storage below, bath with rain water shower over and towel radiator.

# FLOOR PLAN

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

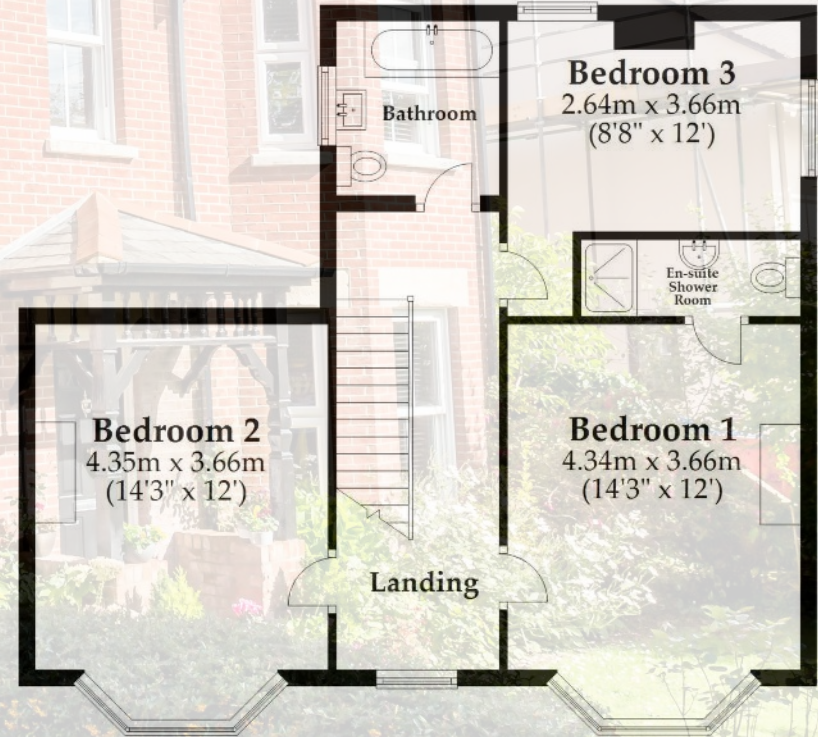
## Ground Floor

Approx. 96.2 sq. metres (1035.2 sq. feet)



## First Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



Total area: approx. 159.9 sq. metres (1720.8 sq. feet)

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



*The property further benefits from ample off-street parking, a rear landscaped garden, and a convenient location within walking distance to village amenities*

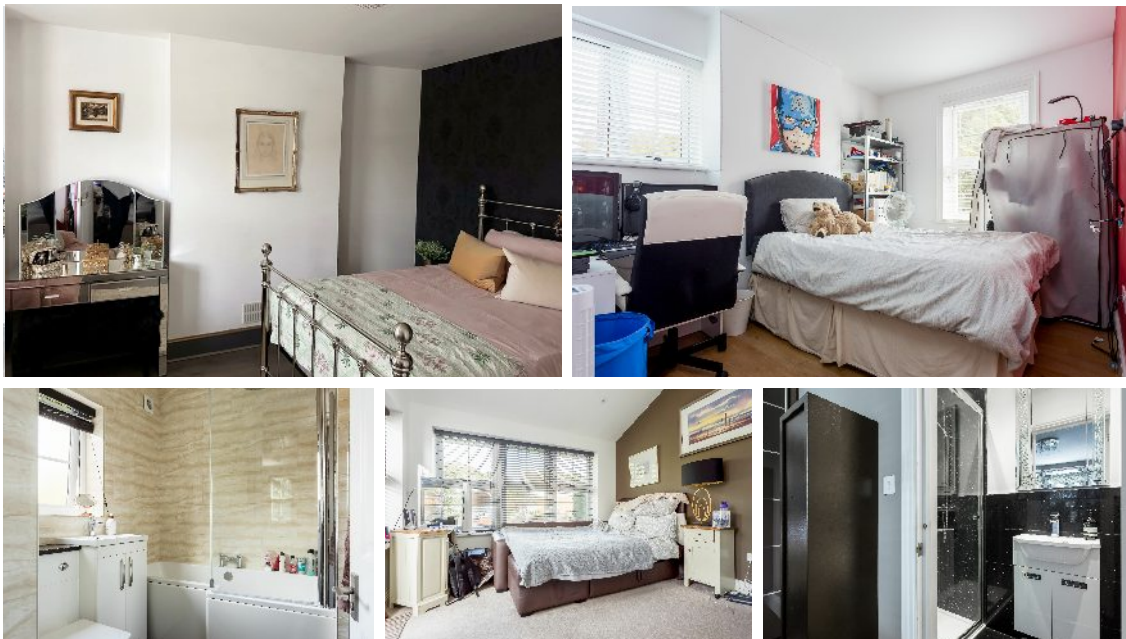
## Outside

To the front of the property, a five bar gate opens onto a gravel area providing off street parking for numerous vehicles, whilst an area laid to lawn with mature shrub borders offers an attractive front garden with a pathway leading to the front door.

A side gate provides rear access to the garden which is mainly laid to lawn, enjoying a private setting with a raised terrace with wooden pergola on the rear boundary ideal for enjoying the evening sun.

## Notable works to the property include:

- Replacement wall ties and repointing
  - Creation of parking area
- New rear garden created including patio, pergola, flower border walls and new fencing
  - New bathroom, en-suite and downstairs WC
    - New cavity wall insulation
    - All walls replastered throughout
- Complete re-plumb and electrical rewiring throughout
  - New gas central heating, radiators, and boilers
    - New windows throughout
    - New orangery with bifold doors
- New hatch/ladder into partially boarded loft storage space



**£699,000**



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## 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 nearby. The wider area has much to offer to the modern family. The New Forest National Park is just a short drive away, with the stunning Dorset and Hampshire coastline approximately five miles south. Places of interest include Christchurch Harbour, Highcliffe Castle, and historic Christchurch Priory and ruins. There are opportunities for water sports and equestrian activities, and a variety of golf courses in stunning coastal and forest settings. The area offers a range of family attractions for days out. The nearest mainline train station is Christchurch (approximately 4.8 miles away), which runs to Waterloo in approximately two hours. There are airports at Bournemouth and Southampton, offering both domestic and international flights.

## Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Turn right at The Crown Public Inn crossroads. About 150 yards Take the first right into Betsy Lane and follow the road, bending around to the left. Continue past Shackleton Square and after 200 yards Rosehill Drive will be found on the left and the property is the first on the right.

## Services

Tenure: Freehold

Council Tax Band:E

Energy Performance Rating: E Current: 44E Potential: 80C

Services:

Heating: Gas central heating

Property Type: Detached

Parking: Private driveway

Broadband: Broadband speeds to 1000 Mbps available at the property please contact your provider for further clarity



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*The Parish encompasses peaceful rural hamlets of country houses and thatched cottages and 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. The parish also encompasses the adjacent village of Thorney Hill and a few charming, peaceful rural hamlets of country houses and thatched cottages, including Neacroft, Godwincroft and Waterditch. 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. Property includes modern family homes on leafy roads, thatched cottages and Victorian and Edwardian country houses. As for travelling there is a mainline station a mile or so away at Hinton Admiral plus access to the A31 at Picket Post.

## 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.



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

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