



Floreat Park

192 Burley Road, Bransgore, Christchurch, BH23 8DJ

S P E N C E R S
NEW FOREST





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Nestled within a wooded plot lies this wonderful three-bedroom single storey Villa located at the end of a quiet, private road. The property provides a rare opportunity to be updated or remodelled and extended subject to necessary planning

The Property

The property provides an extensive amount of living space offering over 3,000 sqft of accommodation with large windows throughout allowing for an abundance of natural light.

An entrance porch leads in to a large welcoming entrance hall which in turn leads to the main sitting room with triple aspect views over the grounds and gardens. A door from the sitting room leads into a good sized bright and airy kitchen/breakfast room with integrated cooker and low lying units. Further to this is an additional family room with double aspect views and sliding doors leading to the garden. This room also houses a separate utility room and WC and provides internal access to the garage.

Returning back to the main entrance hall, through a doorway into a further hallway where access can be gained to three large double bedrooms all offering built-in wardrobes. The principal bedroom has the benefit of a three-piece en-suite bathroom with the two other bedrooms being serviced by the main family bathroom comprising of a low level WC, hand wash basin and fitted bath with overhead shower. A double garage completes the accommodation which has both access from the main house and the rear of the property. Further accommodation consists of a host of outbuildings and store rooms that are ideal for creating the perfect work from home office.





Further benefits include approximately three acres of grounds and gardens, ample off street parking, double garage and is available with no onward chain

Grounds & Gardens

The house is accessed via a private track leading to electric gates which provide access to the driveway which leads to the property and its land. Upon reaching the property there is ample space for off-street parking and the double garage with a further single garage sitting separately to the main home. The grounds offer a beautiful woodland setting to this lovely home with a host of mature shrubbery, trees and plants throughout. A main stepped pathway leads down the land from the house through a stone archway into the main section of the grounds with access to further various sections of the wooded garden. A couple of bridges at the bottom take you over a stream that runs through the land and leads to a further wooded part of the grounds. The property itself sits within approximately 3.3 acres and has a variety of further garden buildings which are also in need of modernisation.

Directions

From our office in the centre of Burley village, proceed along Pound Lane, signposted to Bransgore and follow this road for approximately 3 miles. Upon entering the village of Bransgore, turn into a private road and follow this road all the way along towards the far end. Floreat Park will be found on the left hand side.

£1,100,000



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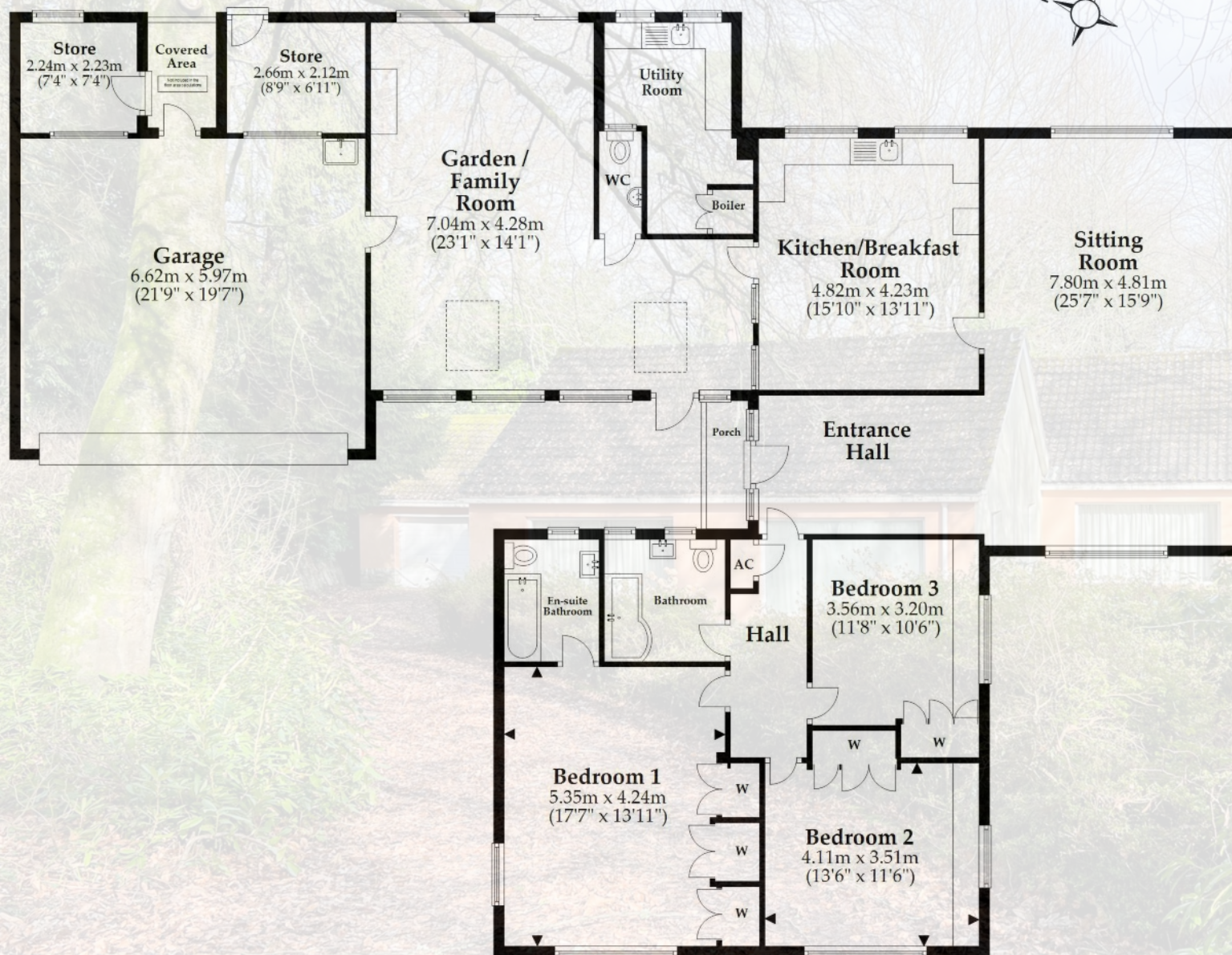


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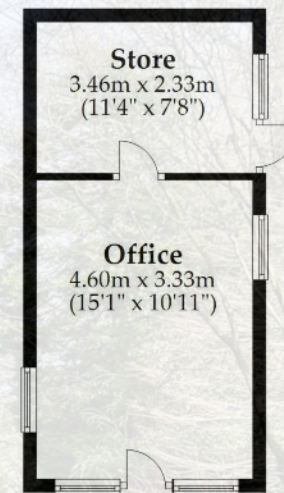
Ground Floor

Approx. 244.3 sq. metres (2629.8 sq. feet)



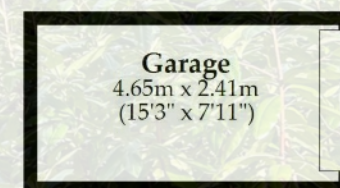
Outbuilding

Approx. 23.7 sq. metres (255.2 sq. feet)



Garage

Approx. 11.2 sq. metres (120.6 sq. feet)



Total area: approx. 279.2 sq. metres (3005.7 sq. feet)

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



LJT SURVEYING





The Situation

The property lies about one mile from the centre of Bransgore village, within 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 Lymington (12 miles) or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (8 miles, Waterloo 90 mins.) The delightful New Forest village of Burley is under 3 miles away and the market town of Ringwood is 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: E

Council Tax Band: F

Tenure: Freehold

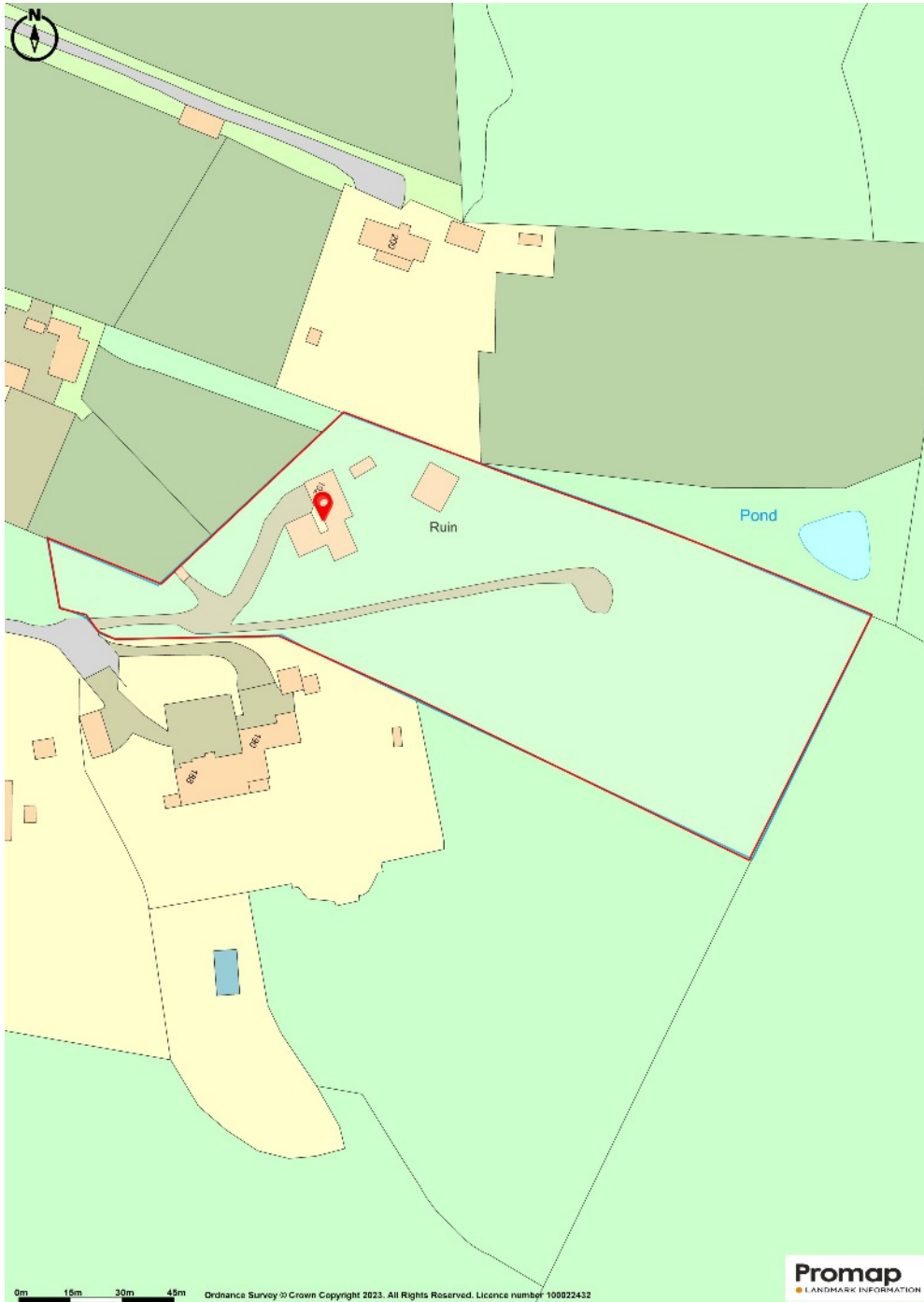
Mains electricity and water supply

Viewing

By prior appointment only with the vendors 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 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, Godwinscroft and Waterditch. In the centre of Bransgore is a convenient parade of shops (such as a bakery, cafe and Co-op) as well as a medical centre. There is a well-used village hall with a sizeable recreation ground, supporting a number of clubs and activities, and a selection 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 popular secondary schools in Ringwood and Highcliffe are also within an 15 minute drive. Properties in this area include, 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.

Points Of Interest

The Three Tuns	0.4 Miles
Co-Op	0.4 Miles
Bransgore Primary School	0.4 Miles
Twin Oaks Medical Centre	0.5 Miles
Hinton Admiral Train Station	2.2 Miles
Highcliffe School	2.5 Miles
Ballard Private School	3.4 Miles
Avon Beach	3.8 Miles
Bournemouth International Airport	5.1 Miles



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

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