



4 Bransgore House

*140 Burley Road, Bransgore, Christchurch, BH23 8DA*

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NEW FOREST





*A beautifully bright and spacious first-floor mansion apartment, set within an exclusive development of just nine residences, created from a magnificent former country house. This stunning, high-specification home that blends timeless elegance with modern luxury living.*

## The Property

This exquisitely refurbished home boasts an elegant ambiance, offering breathtaking south-facing views over the gardens and the woodland beyond. Benefiting from a recently installed exterior boiler, new electrics and soundproofing, the current sellers have refurbished this apartment to an extremely high standard creating a warm and inviting living space with exceptional attention to detail.

A staircase leads from the ground floor to the communal hallway, which has been recently redecorated and re-carpeted. An attractive, newly fitted and painted, fire regulation compliant, front door opens to the entrance hall, leading into a beautifully designed open-plan sitting room and kitchen. Tastefully refurbished to a high standard, this space is bright and welcoming, with large double windows and charming window seats that provide picturesque views of the gardens and grounds.

The well-planned kitchen is centered around an extensive island unit that offers ample storage and a seating area. The stylish granite work surface complements the high-end appliances, including an AEG ceramic hob with two ovens beneath. A built-in fridge freezer, pull-out larder/storage unit, and inset sink maximize functionality, while a slimline dishwasher and additional storage cupboards ensure practicality. The solid wood herringbone flooring adds warmth and character to the space.

Flowing seamlessly from the kitchen, the sitting area is carpeted for comfort and features a fireplace housing an electric log burner effect fire. Two stylish, thermostat-controlled radiators enhance the cozy atmosphere, making it the perfect space to relax and unwind.

**£475,000**



1



2



2

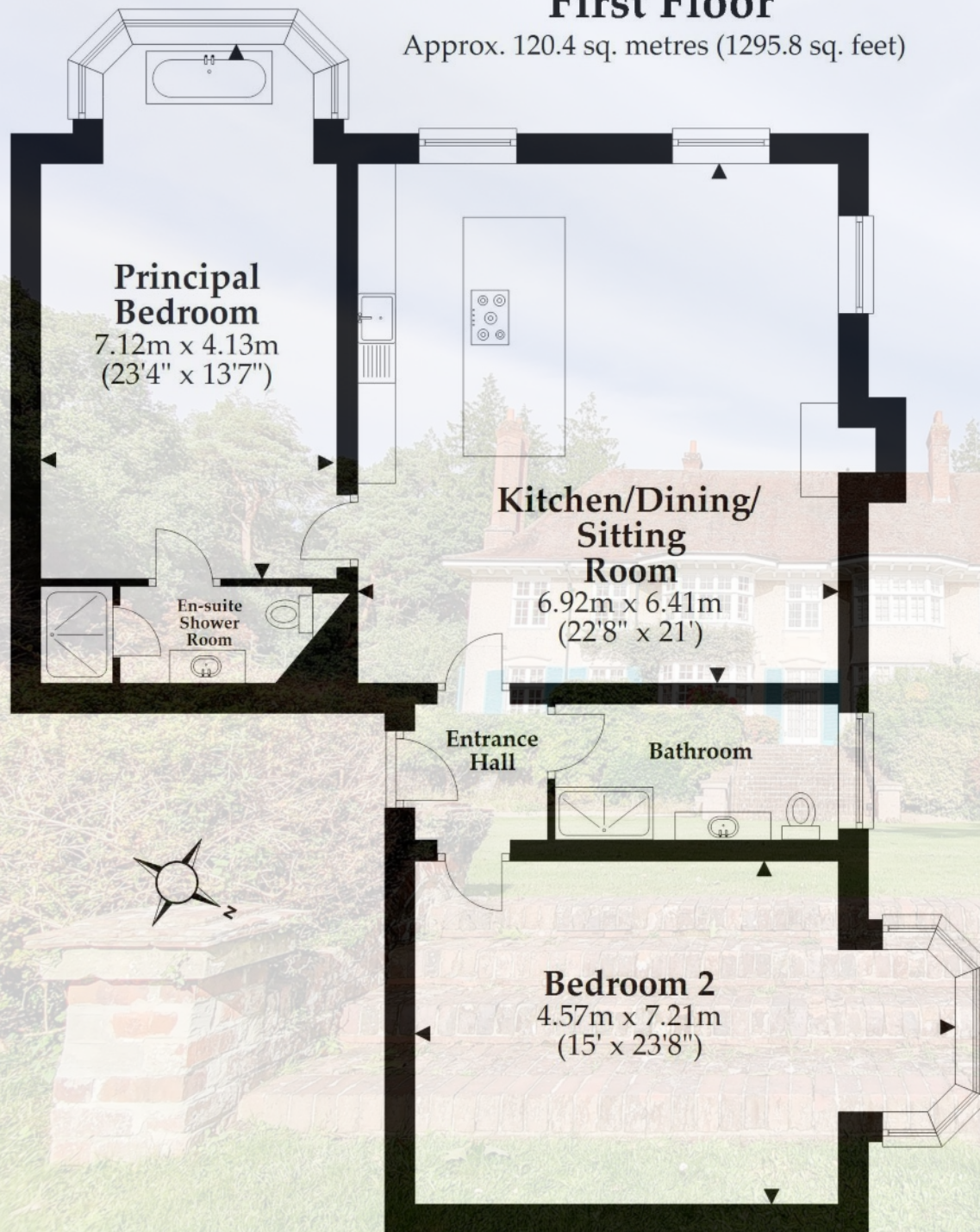






# First Floor

Approx. 120.4 sq. metres (1295.8 sq. feet)



# Old Coach House

Approx. 42.4 sq. metres (455.8 sq. feet)



Total area: approx. 162.7 sq. metres (1751.6 sq. feet)

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





## The Property Continued ...

The principal bedroom is a spacious retreat, with a luxurious free-standing bath positioned to take full advantage of the stunning garden and woodland views. A door leads to the en-suite shower room, which includes a walk-in shower, WC, and a thermostat-controlled heated towel rail.

Leading from the hall, a separate shower room features a walk-in shower with tiled walls and flooring, an inset washbasin with a cupboard below, and a heated towel rail. The second bedroom benefits from extensive wardrobes and storage, as well as an alcove that frames lovely west-facing views over the garden.

## Services

Energy Performance Rating - E Current: 44 E Potential: 39 C

Council Tax Band - D

Tenure - Share of Freehold

Mains electricity and water

Heating: Oil fired heating

Parking: Garage, communal parking and one allocated space

Annual Service Charge - £2220

## Directions

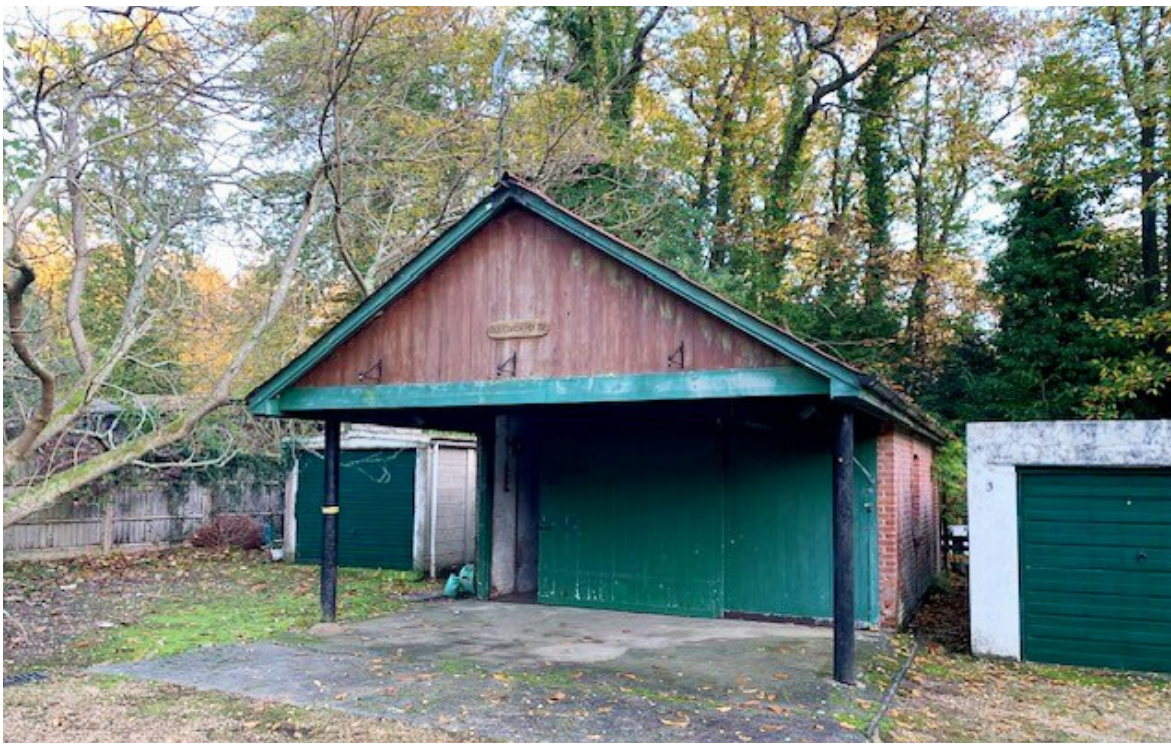
From Burley head towards Bransgore along Pound Lane/Burley Road. As you approach Bransgore and shortly after passing MacPenny's nursery, the turning to Bransgore House will be seen on the left.











## Grounds & Gardens

Outside, the property is surrounded by the most delightfully maintained communal gardens with a plethora of Rhododendrons, Azaleas and specimen plants and trees. The gardens offer many opportunities for privacy, there is also ample parking space for residents and visitors alike.

In the grounds, No 4 comes with an easily accessible, private and charming original coach house which is a great addition to the property for storage and hobbies and is a very good size. It provides additional parking and an outside space for the owners of No 4 should it be needed.

## The Situation

A Perfect lifestyle location for coast and country, the property is situated on the edge of the New Forest National Park and is within walking distance of a local village with shops, post office, pubs and general amenities. The beach is a short drive or cycle away, and the 5-star, luxury country hotel and award winning Spa, 'Chewton Glen' is 10 minutes from the property.

Other nearby places of interest include historic Christchurch, Lyndhurst and Burley and there are many opportunities for sailing, equestrian activities and a variety of golf courses in stunning coastal and new forest settings. The nearest train station is less than 10 minutes away which runs to London Waterloo. There are airports at Bournemouth and Southampton (both within 30 minutes reach), offering both domestic and international flights.

## 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:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersproperty.co.uk](mailto:burley@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)