



1 Bransgore House

140 Burley Road, Bransgore, Christchurch, BH23 8DA

SPENCERS
NEW FOREST





A wonderful bright and airy, ground floor mansion house apartment forming part of an exclusive development of just nine apartments created from a magnificent former country house

The Property

This beautifully presented home offers an elegant high ceilings, and an abundance of natural light throughout. This ground floor apartment also benefits from a private south- west facing terrace.

The recently redecorated communal entrance hall welcomes you with newly fitted carpets and automated lighting, setting the tone for the stylish interior. An attractive, newly fitted and painted, fire regulation compliant, front door leads into the entrance hall, complete with a convenient storage cupboard.



The spacious sitting room enjoys a dual aspect with picturesque garden views and French doors opening onto a private gravelled terrace. The warmth of a wood-burning stove, complemented by two thermostatically controlled radiators, enhances the cozy yet refined atmosphere. Sliding doors lead to a second reception room or an optional second bedroom, featuring garden views and an en-suite shower room with a WC, washbasin, and generous storage.

An ornate glass door from the hall opens into the well-equipped kitchen, offering ample base and eye-level units, an AEG cooker, plumbing for a washing machine, and space for a fridge/freezer.

The main bedroom is a serene retreat, boasting a charming bay window and a range of fitted wardrobes for excellent storage. The stylish bathroom includes a panelled bath, separate shower, WC, and washbasin.

£450,000



1



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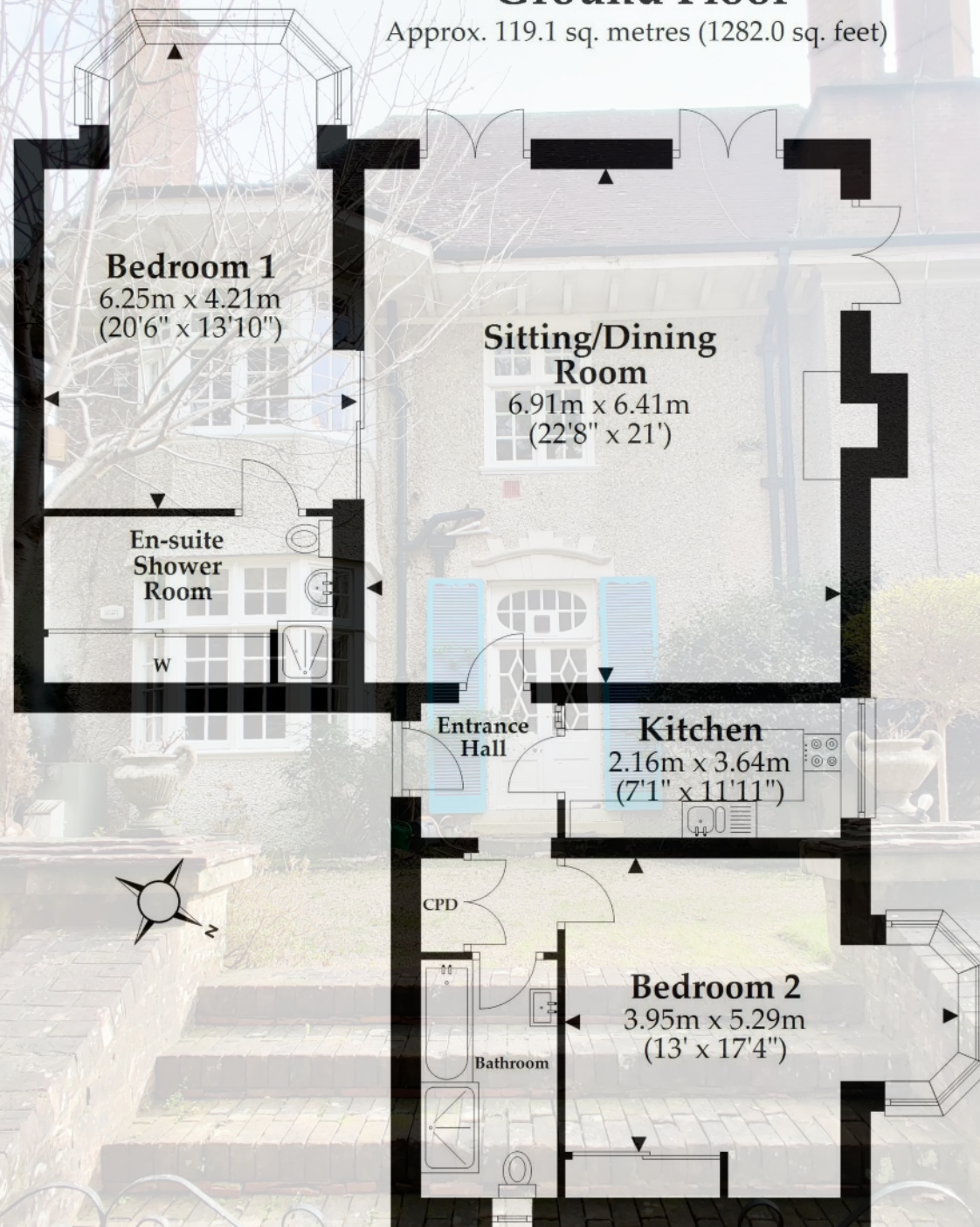


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Ground Floor

Approx. 119.1 sq. metres (1282.0 sq. feet)



Total area: approx. 119.1 sq. metres (1282.0 sq. feet)

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



Grounds & Gardens

Outside, the private south-west facing gravelled terrace provides an ideal spot for relaxation or entertaining, surrounded by lush greenery.

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 1 comes with an easily accessible, private and separate garage of a good size.

Services

Energy Performance Rating - E Current: 39 E Potential: 62 D

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





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.

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.

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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