



Keepers Walk

Shirley, Bransgore, Christchurch, BH23 8EG

S P E N C E R S
N E W F O R E S T





KEEPERS WALK

SHIRLEY • BRANGORE

A beautifully presented family residence situated in a delightful rural location enjoying stunning views across neighbouring paddocks. The property is set within a generous plot with plentiful off road parking and has been previously extended to offer five bedrooms and well proportioned living accommodation throughout.

£1,250,000



Ground Floor

Entrance Hall • Kitchen/Breakfast Room • Sitting Room
Snug/Play Room • Conservatory • Study

First Floor

Principal Bedroom with En-Suite • Three Further Double Bedrooms
Additional Guest Bedroom/Dressing Room • Family Bathroom

Grounds & Gardens

Generous Plot • Garage/Workshop
Summerhouse • Large Decked Seating Area





The Property

An attractive open porch with seating leads to the hall which has a cloakroom with WC and a study/lobby area overlooking the private rear gardens.

The impressive living room has two double opening French doors either side of a brick built chimney breast with a Clearview multifuel wood burning stove. Set off the living room is a multi-purpose dining room/playroom, which in turn leads to the conservatory/garden room, where double doors open out onto the grounds.

The wonderful country style kitchen/breakfast room offers an extensive range of fitted units including a walk in pantry for further storage. The kitchen further comprises a Rangemaster with extractor over, granite work tops, space for fridge/freezer and integrated dishwasher. The granite work tops continue through to the utility which provides access to an airing cupboard, sink as well as space for the washing machine and tumble dryer.

To the first floor, there are five good sized bedrooms, with the principal bedroom benefiting from a range of built in furniture and an en-suite shower room.

There are four additional bedrooms to this level, all of which are served by two further bathrooms. Access to the boarded and lit loft area is gained from the landing.

Grounds & Gardens

The property is approached by a wooden gate which leads to a large gravel driveway offering an extensive parking area. There is a detached, pitched and tiled roofed garage with an up and over door and space for additional storage and workshop at the rear. The garage houses the oil fired boiler which supplies the central heating and domestic hot water.

The attractive rear garden is a particular feature of the property, offering a peaceful and completely private setting, with wonderful views over the adjacent fields.

Adjoining and extending across the back of the property is an extensive area of decking providing an ideal space for outdoor dining and entertaining.

Also set within the garden are a number of outbuildings, including a summer house with power and light, sheds and log store.

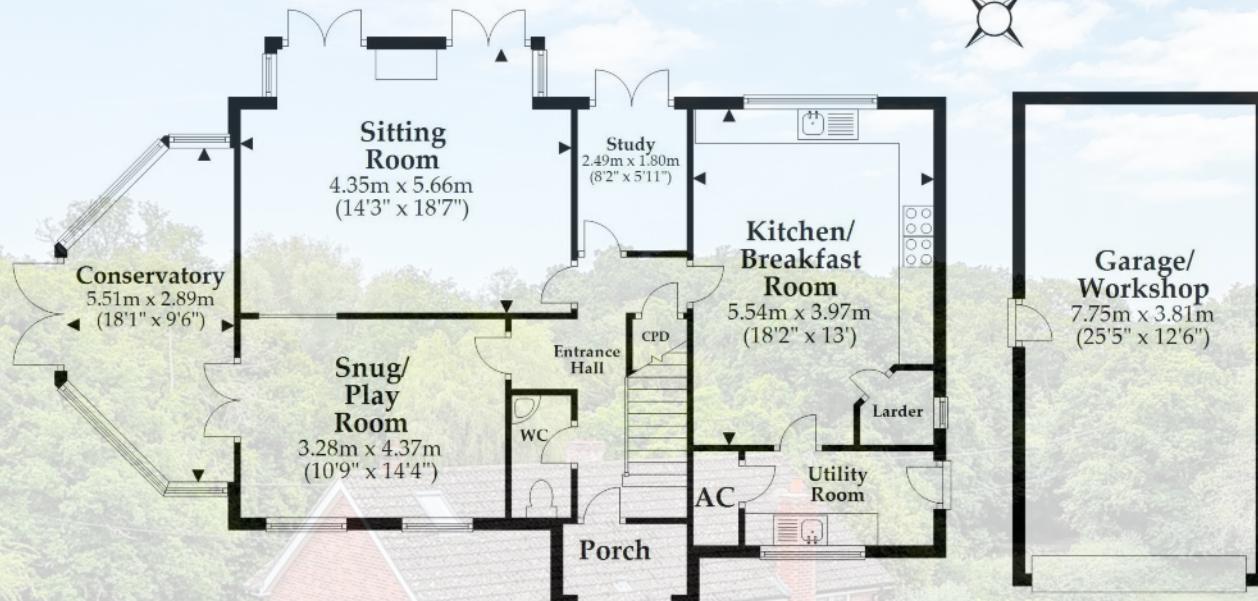






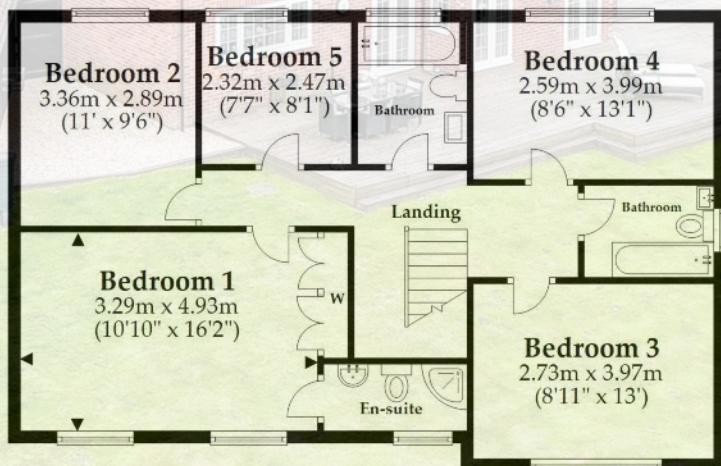
Ground Floor

Approx. 128.5 sq. metres (1383.6 sq. feet)



First Floor

Approx. 78.5 sq. metres (844.7 sq. feet)



Total area: approx. 207.0 sq. metres (2228.3 sq. feet)

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



Works Carried Out

The property has undergone an extensive programme of refurbishment by the current owners, which include:-

Internal

- Redecorated throughout
- External doors/windows- replacement UPVC windows and doors
- Conservatory - replaced, reflective roof - 80% solar reflection, wood effect floor with 750 mm insulation
- Heating - replacement column radiator system throughout
- Cavity insulation to all exterior walls
- Both lofts re-lagged with insulation
- Upgraded electrics, consumer unit, earth and chrome sockets, lights and switches throughout
- Plastered and skimmed all ceilings and walls
- Internal doors - some replaced and all others refurbished and repainted including new chrome handles throughout
- All 3 bathrooms replaced and downstairs WC, suites, tiles and underfloor heating to the bathrooms
- Kitchen - upgraded/refurbished kitchen and utility, belfast sinks and chrome mixer taps (kitchen & utility), handmade/hand painted kitchen units, Rangemaster Classic 110 refurbished, integrated dishwasher fitted
- New floors throughout kitchen/utility flowing through to hall
- Sitting room - refurbished fireplace, Clearview Pioneer log burner and replacement marble tiles to hearth
- Hillary's blinds throughout

External

- Extensive decking to rear added
- Refurbished garage, repainted, upgraded power and consumer box, boarded loft
- Summer house - insulated and boarded with power
- Oak fencing to front and rear - some 50 metres
- Extended gravel driveway and 6ft entrance gates added
- 7ft fencing for privacy to conservatory
- Outside power unit
- All gutters, downpipes, soffits and fascias replaced in 2021



The Situation

Situated in the hamlet of Shirley, which is near to the village of Bransgore, this attractive family home offers the opportunity to live in the country, yet with the convenience of being so near to a thriving village offering excellent amenities. The local schools are extremely good and the property is also within the catchment for the schools in nearby Ringwood. Keepers Walk is within the New Forest National Park, with its many thousands of acres of natural heath and woodland which is ideal for walking, cycling and riding.

The larger town of Ringwood is only four miles away and is a wonderful market town with a range of shops, boutiques, cafes and restaurants.

The A31 gives direct routes to Bournemouth (heading west) and Southampton (heading east). London is only two hours drive via the M3.

Points of Interest

Twin Oaks Medical Centre	0.8 Miles
The Crown	1.0 Miles
The Three Tuns	1.2 Miles
Bransgore Primary School	1.3 Miles
Hinton Admiral Station	3.1 Miles
Chewton Glen Hotel and Spa	4.3 Miles
Bournemouth Hospital	4.3 Miles
Ballard Private School	4.5 Miles
Sway Mainline Railway Station	6.1 Miles



Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

Mains electricity, water - Oil fired central heating - Private drainage

Directions

From our office in Burley head south west along Pound Lane continuing across the open forest and taking the first right into Braggers Lane. Continue to the end and upon reaching the crossroads go straight over into Thatchers Lane. The property will be found after a few hundred yards on the right hand side.

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property 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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