

The Retreat, Croft Road, Neacraft,
Christchurch, Dorset, BH23 8JS

Asking Price **£600,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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CHARMING SEMI-DETACHED VICTORIAN COTTAGE.

A BEAUTIFULLY PRESENTED, MOST CHARMING SEMI-DETACHED VICTORIAN COTTAGE OFFERING IMPRESSIVE AND PRACTICAL MODERN ACCOMMODATION WHILST RETAINING MANY CHARACTER FEATURES, SITUATED ON A DELIGHTFUL COUNTRY LANE IN A BEAUTIFUL HAMLET LOCATION

The Retreat is a superb Victorian Cottage, offering a flexible layout to the ground floor comprising two formal Reception Rooms, a modern Kitchen and a light and airy Family Room which in turn opens pleasantly onto the rear garden. To the first floor are three double Bedrooms with the Master benefiting from a feature vaulted ceiling and an En Suite Bathroom and the third bedroom benefiting from a mezzanine level. Furthermore, there is a Utility Room, a modern Family Bathroom and a utilized loft space with a carpet, radiator, power and lighting. Further noteworthy features include an open fire to the Sitting Room, feature cast iron fireplaces, smooth set ceilings and Oak flooring. Furthermore, there is an attractive front Garden with an adjacent driveway, a Timber lean-to Shed and a South-Westerly aspect rear Garden which enjoys a good degree of seclusion.

The property is ideally located on a charming lane in the highly regarded semi-rural hamlet of Neacroft, situated within the very Western fringe of The New Forest National Park, offering a rural, yet convenient location with the beautiful harbourside town of Christchurch and its neighbouring coastline approximately 4 miles away whilst Bransgore Village Centre, which offers an excellent range of amenities to include a good range of shops, three Public Houses and a highly regarded Primary School, is within walking distance.

INTERNALLY:

Accessed via a central Entrance Lobby, the ground floor offers separate Sitting and Dining Rooms both enjoying a pleasant aspect over the front Garden, the Sitting Room

features an open fire and offers a selection of built in storage units whilst the Dining Room features a cast iron fireplace upon a tiled hearth and offers a selection of built-in storage cupboards and a large understairs storage cupboard.

The Kitchen which flows openly to the Family Room is fitted with a selection of Shaker style units complimented by a beech work surface which extends to a breakfast bar at one end. Integrated appliances consist of a fan-assisted oven and grill with a 5-ring gas burner and "Smeg" pull-out extractor canopy over and a 'fridge/freezer, there is also a Dishwasher.

The light and airy Family Room offers twin opening doors to the rear Garden and a feature "Velux" skylight.

In addition, the ground floor further offers a convenient Utility Room.

To the first floor, the Master Bedroom benefits from a window to the front aspect and enjoys a feature vaulted ceiling, a cast iron fireplace with a slate tiled hearth and a useful recess has been utilized for a clothes hanging space. The Ensuite Bathroom offers a modern matching white suite incorporating a panelled bath with central taps and a shower fitment over.

Bedroom two is a good-sized double room with a window to the front aspect and enjoys a cast iron fireplace upon a tiled hearth. There is also access to the insulated and boarded loft space with a carpet, radiator, power and lighting.

Bedroom Three, which is a smaller double room offers a window to the side and an additional "Velux" window and enjoys a carpeted mezzanine level which could be used as an additional play or sleeping area.



KEY POINTS

- Beautifully presented
- Delightful location
- Character features
- Three double Bedrooms
- Two Bathrooms
- Attractive Garden



988.42 ft²
91.83 m²

6.31 ft²
0.59 m²

☐ Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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