

The Firs, West Road, Bransgore,  
Christchurch, Dorset, BH23 8BE

Asking Price **£895,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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# A RARE OPPORTUNITY.

The Firs is a delightful Chalet Style Residence which is presented in excellent order throughout and offers exceptionally spacious and well-proportioned accommodation. There is the added benefit of a self-contained adjoining 1 Bedroom Annex. Furthermore, the property occupies a good size plot measuring approximately 0.25 of an acre with a vast driveway providing substantial off road parking facilities and a secluded rear Garden of approximately 80 foot in length with an outside Kitchen/Bar.

The property is enviably situated on a charming Village Lane which is regarded by many as one of the most favoured residential locations within this lovely Village. The property is within strolling distance of the Village centre, which is within pleasant walking distance, offers a good selection of amenities to include a good range of day to day shops, a Doctors Surgery, three charming Public Houses, a Village Hall and a popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest is close to hand, whilst the harbourside town of Christchurch and its beautiful neighbouring coastline, is approximately 5 miles distant.

**INTERNALLY:** The spacious Entrance Hall, which benefits from ceramic tiled flooring provides access to the ground floor accommodation, whilst a turning staircase with a useful storage cupboard under leads to the Galleried First Floor Landing.

The Lounge enjoys a dual aspect with a feature bay window to the front and two further windows to the side, to one wall is an attractive fireplace facilitating an open fire and further complements include inset downlighters, wall light points and parquet flooring.

The vast open-plan Kitchen/Dining Room is situated to the rear of the property with a window affording an excellent outlook over the Rear Garden, whilst tri-fold doors provide external access, The modern Kitchen offers a comprehensive range of gloss fronted cupboard and drawer units, complemented by a contrasting granite work surface, there is also a matching centre island. The Kitchen benefits from a fitted double oven, an inset gas hob with a contemporary extractor canopy over, a fitted dish washer and space for an American style 'fridge/freezer'. Furthermore, there is a door to a useful Utility Room with an additional work surface and space and plumbing for additional Kitchen appliances.

The property benefits from a good size Ground Floor Bedroom with a pleasant outlook to the front and a newly installed Ground Floor Shower

Room fitted with a matching white 3-piece suite to include a corner shower cubicle, a close coupled W.C. and a wash hand basin.

The Galleried First Floor Landing features a vaulted ceiling with a feature timber beam and an over-sized "Velux" window to the front, there is a door to an airing cupboard and doors leading to all First-Floor accommodation.

The sizeable Master Bedroom benefits from a dormer style window affording a pleasant outlook to the front aspect and to one wall is a large built-in wardrobe with sliding doors. A concealed entrance opens to the fully tiled Shower Room, which is fitted with a contemporary modern suite comprising an over-sized shower cubicle with glass screen, a close coupled W.C. and a wash hand basin.

Bedroom Two is a good size double room with a dormer window providing a pleasant outlook to the front aspect and benefiting from a built-in wardrobe. Bedroom Three is an ample size double room benefiting from a pleasant outlook over the rear garden and a built-in wardrobe.

The luxury, fully tiled, Bathroom is fitted with a matching white suite to include a sunken bath with central mixer taps, a close coupled W.C. and a contemporary circular wash hand basin with a monobloc tap over.

The property benefits from an attached self-contained and interlinking 1 Bedroom Annex. The Annex accommodation is accessed via an external door to the rear or via an internal door from the Utility Room. To the Ground Floor is an open plan Living/Kitchen Area with windows to both the front and rear. A staircase leads to a good size First Floor Bedroom with a pleasant outlook over the rear garden and an En Suite Bathroom with a "Velux" window to the front and a matching white 3-piece suite to include a panelled bath, pedestal wash hand basin and a close coupled W.C.

**EXTERNALLY:** To the front of the property a vast clay brick paved driveway provides substantial Off Road Parking facilities, there is an adjacent fishpond and well stocked shrub and flower borders. A pathway leads via a gate along the left-hand side of the property to the Rear Garden.

Immediately abutting the rear of the property is a large Indian sandstone paved Patio, whilst the remainder of the garden is laid to lawn. A particular feature of the garden is the timber framed Outside Kitchen/Bar which fitted with electric, a barbecue and a gas hob, with an adjacent circular paved Patio facilitating a pleasant seating area. In addition, there is a Timber Garden Shed and an aluminium framed Greenhouse to the far end.

COUNCIL TAX BAND: F  
TENURE: FREEHOLD



## KEY POINTS

- Substantial Accommodation
- Immaculately Presented
- Impressive Kitchen/Dining Room
- Galleried Landing
- Self-contained 1 bed Annex
- Secluded Rear Garden



### Ground Floor



### Floor 1

Approximate total area<sup>(1)</sup>2129.38 ft<sup>2</sup>197.83 m<sup>2</sup>

Reduced headroom

21.28 ft<sup>2</sup>1.98 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

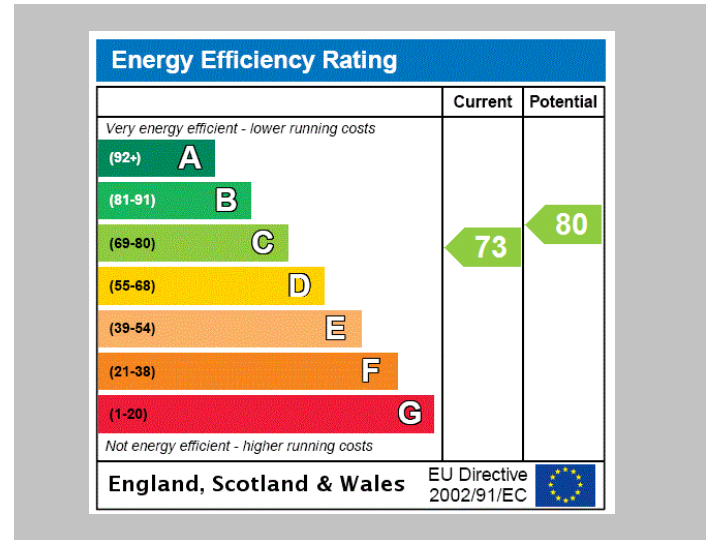
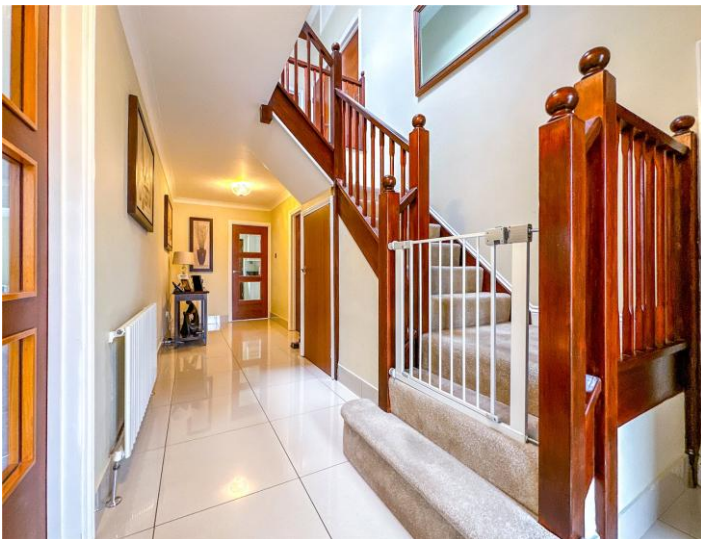
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Slades - Bransgore** The Corner House, Ringwood Road, Bransgore, Christchurch, BH23 8AA  
01425 673311 | [sales@sladesbransgore.co.uk](mailto:sales@sladesbransgore.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

