

16 Marryat Way, Bransgore, Christchurch,  
Dorset, BH23 8FG

Asking Price **£699,950**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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# A LARGE, IMPRESSIVE FOUR BED FAMILY HOME.

A LARGE, MODERN AND IMPRESSIVE FOUR DOUBLE BEDROOM FAMILY HOME WITH A SOUTH WESTERLY ASPECT REAR GARDEN AND DOUBLE GARAGE, SITUATED IN A HIGHLY REGARDED SEMI RURAL DEVELOPMENT, ABUTTING NEIGHBOURING COUNTRYSIDE WITH DELIGHTFUL WALKS.

Built to a high standard and specification approximately seven years ago and situated in a most desirable modern development in a convenient semi-rural position, this superb family orientated home offers beautifully presented and spacious accommodation to include a large Lounge and a large Kitchen/Dining Room with high quality integrated appliances, four double Bedrooms with En Suites to the Master and Bedroom Two along with an impressive Family Bathroom. Furthermore, the property also occupies an attractive plot with a large brick paved Driveway, a detached double Garage, a South-Westerly aspect rear Garden and the benefit of the remainder of a 10-year NHBC Warranty.

This attractive home enjoys an enviable position with a rural backdrop, in a most desirable semi-rural modern development with attractive communal areas including a central green area, a children's play park, an allotment (available solely to residents at a small annual cost) and a SANG with gorgeous green space and wildlife, connecting to the Avon Valley footpath. Within a short stroll, Bransgore village centre offers selection of amenities to include a good range of day-to-day shops, a medical centre and three charming Public Houses, along with a popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its pleasant country walks and villages is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

**INTERNALLY:** A spacious Entrance Hall, which is accessed via a composite front door, benefits from tiled flooring and provides access to all Ground Floor accommodation.

The good size Lounge enjoys a window affording an excellent outlook over the South-Westerly aspect rear garden.

The useful Study, which could be utilized for a number of purposes, enjoys an excellent outlook to the front.

The spacious and impressive Kitchen/Dining Room, which measures 18ft. in length, enjoys a pleasant outlook to the front of the property. A white gloss fronted Kitchen offers a large selection of soft-close cupboard and drawer units, high quality integrated appliances include an 'AEG' double oven and grill, an 'AEG' four ring gas burner with a matching stainless steel extractor canopy over, together with a tall fridge/freezer and an 'AEG' dishwasher. There is ample space for a large dining room table with feature pendant lighting over.

The Master Bedroom enjoys double opening doors to the Rear Garden and benefits from a large, fitted wardrobe with sliding doors. A door leads into the En Suite Bathroom, where a matching suite comprises an oversize shower cubicle, a panelled bath, a wall mounted 'Roca' wash hand basin and matching close coupled W.C.

The First Floor Landing benefits from access via a pull-down ladder to the loft space, an airing cupboard housing the mains pressurised water cylinder, an additional storage cupboard and doors to the three good size double Bedrooms and the Family Bathroom.

Bedroom Two is a good size double room, again affording an excellent outlook to the front, and benefiting from a walk-in wardrobe and an En Suite Shower Room.

Bedrooms Three and Four are both smaller size double rooms, Bathroom Three enjoying views to the front and Bedroom Four having views to the rear, both benefiting from built-in cupboards.

An impressive Family Bathroom is fitted with a matching white suite comprising a panelled bath, a 'Roca' wash hand basin and matching close coupled W.C.

**EXTERNALLY:** To the front of the property a paved footpath leads to the front door. To the side is a large brick paved driveway providing Off Road Parking for up to four/five vehicles and access to the Detached double Garage which benefits from two separate up-and-over doors to the front, a pitched roof providing additional storage and power and lighting.

The delightful Rear Garden, which enjoys a South Westerly aspect, is laid to various areas of lawn with a selection of patios.

**AGENT'S NOTE:** We understand that there is a Residents Association and approximately £140 per annum is payable for the upkeep of communal areas.

**COUNCIL TAX BAND:** F.  
**TENURE:** FREEHOLD.



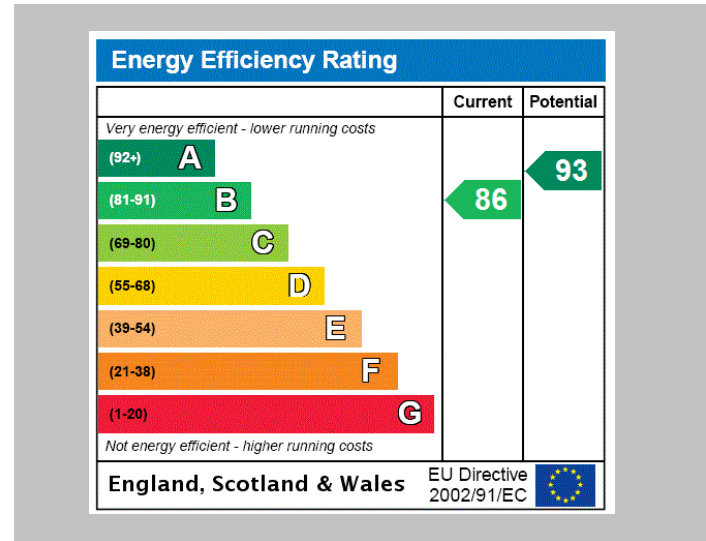
## KEY POINTS

- Popular semi-rural location
- Beautifully presented
- Impressive Kitchen/Dining Room
- Three Bath/En suite facilities
- South-Westerly aspect rear garden
- Double Garage



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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