

Roundhay, Chapel Lane, Bransgore,
Christchurch, Dorset BH23 8BN

Asking Price
OIRO £900,000

 3/4

Bedrooms

 4

Living

 3

Bathroom/Ensuite

 4+/1

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A STUNNING AND VERSATILE EDWARDIAN HOME

A TRULY STUNNING AND MOST CHARMING EDWARDIAN HOME OFFERING EXTENSIVE, WELL APPOINTED AND VERSATILE ACCOMMODATION THAT COULD EASILY INCORPORATE A LARGE SELF CONTAINED ANNEXE, UPON AN ATTRACTIVE CORNER PLOT WITH A LARGE DRIVEWAY, DOUBLE GARAGE AND SECLUDED GARDENS

This beautiful period home which offers many character features, has been thoughtfully extended and as such provides substantial and flexible accommodation incorporating an interconnected area that could easily accommodate a sizeable self contained annexe, offering a range of possibilities, ideal for multi generational living, additional income, or as further living space for the main house.

The property occupies an attractive corner plot with a large gated Driveway, a double Garage and secluded Gardens, enviably located within a stone's throw of the village Recreation Ground and within a short stroll of the Village centre which offers a good range of day to day shopping facilities, a Doctors Surgery and a most popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the beautiful harbourside town of Christchurch, with its neighbouring coastline is approximately 5 miles away.

INTERNALLY:

The main residence:

An inviting Entrance Hall which offers access to the Cloakroom and Utility Room, and an interlinking door to the Annexe area, opens to a Family Room offering a spacious open-plan Kitchen, Living, and Dining Area featuring a gas AGA, a Walk in Pantry and bifold doors to the terrace and garden beyond.

There are two spacious, bay fronted Reception Rooms. The Dining Room offers a selection of fitted storage and wooden flooring whilst the Sitting Room which enjoys a cosy feel features a Stunning open fireplace and an attractive fitted display cabinet.

A rear Hall offers a staircase to the first floor and opens to a charming Conservatory with an attractive outlook over the Garden.

To the first floor, a spacious Master Bedroom which features an attractive Bay window benefits from a large, stylish En Suite incorporating a shower and feature bath along with fitted wardrobes. Bedroom Two is a spacious Room with a feature bay window and exposed wooden floorboards, whilst Bedroom Three which is a good size double room enjoys a dual aspect and fitted wardrobes. There is also a modern Shower Room.

The Annexe area:

A separate front door opens to a wonderful Hallway with exposed brickwork and a feature staircase. There is a particularly spacious Sitting Room featuring a beautiful bay window with double French doors opening to the Garden. A separate Reception Room with a vaulted ceiling and a feature floor to ceiling window would also make an ideal Office or Kitchen of the Annexe area. There is also a convenient ground floor shower room.

To the first floor, a delightful large, light and airy room could be used as Gym, Games Room or a superb Bedroom

EXTERNALLY:

A large gated shingle Driveway provides excellent parking facilities and access to the Double Garage.

The wraparound Gardens to the side and rear which are laid mainly to lawn, interspersed with mature shrubs and trees are enclosed by mature hedging, offering a good degree of privacy.

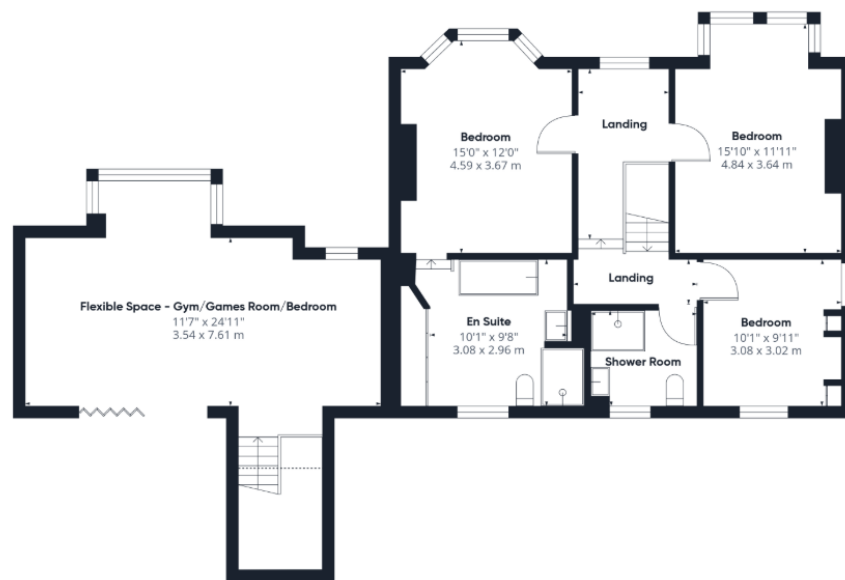
COUNCIL TAX BAND: F

TENURE: FREEHOLD



KEY POINTS

- Beautifully presented
- Many charming features
- Versatile accommodation
- Scope for multi-generational living or additional income
- Large Driveway & Double Garage
- Convenient village location



Ground Floor

Approximate total area¹¹

3259 ft²

302.7 m²

Reduced headroom

12 ft²

1.1 m²



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		

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